



Town of Wallingford, Connecticut

Board of Assessment Appeals

Tom Vitali, Chairman
Robert Avery, Member
Carl Bonamico, Member

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

BOARD OF ASSESSMENT APPEALS AGENDA

REGULAR VIRTUAL MEETING FOR THE GRAND LIST OCTOBER 1ST, 2020

MONDAY, MARCH 22, 2021 6 PM to 9 PM

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

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

Date	Time	HEARING NO	TYPE	Account Number	Owner Full Name	Co-
March 22, 2021	6:00 PM - 7:00 PM	2020-173	2019 GL PERSONAL PROPERTY	2013147	ALLINEX USA INC	ACHEM & CY US
March 22, 2021	6:00 PM - 7:00 PM	2020-173	2019 GL PERSONAL PROPERTY	2013147	NATIONWIDE CONSULTING CO UNC	

Date	Time	HEARING NO	TYPE	Account Number	Owner Full Name	Co-
March 22, 2021	6:00 PM - 7:00 PM	2020-032	RESIDENTIAL	L0347500	LIU CHARLES D & RENEE J	
March 22, 2021	6:00 PM - 7:00 PM	2020-132	COMMERCIAL	2009053	WALFORD OWNER LLC	
March 22, 2021	6:00 PM - 7:00 PM	2020-132	COMMERCIAL	2009053	WILLIAM DUDULA	CO RYAN LLC
March 22, 2021	6:00 PM - 7:00 PM	2020-018	RESIDENTIAL	N0129300	SWANSON MARK R + JANETA	
March 22, 2021	6:00 PM - 7:00 PM	2020-022	RESIDENTIAL	P0099030	PARODAYCO PHILIP L AND DAWN M	
March 22, 2021	6:00 PM - 7:00 PM	2020-023	RESIDENTIAL	P0235600	PETERSON CHRISTINE E	
March 22, 2021	7:00 PM - 8:00 PM	2020-153	2020 REG MV	89211	UNITED CONCRETE PRODUCTS	
March 22, 2021	7:00 PM - 8:00 PM	2020-154	2020 REG MV	89210	UNITED CONCRETE PRODUCTS	
March 22, 2021	7:00 PM - 8:00 PM	2020-155	2020 REG MV	89209	UNITED CONCRETE PRODUCTS	
March 22, 2021	7:00 PM - 8:00 PM	2020-156	2020 REG MV	89208	UNITED CONCRETE PRODUCTS	
March 22, 2021	7:00 PM - 8:00 PM	2020-157	2020 REG MV	89212	UNITED CONCRETE PRODUCTS	
March 22, 2021	7:00 PM - 8:00 PM	2020-158	2020 REG MV	89213	UNITED CONCRETE PRODUCTS	
March 22, 2021	7:00 PM - 8:00 PM	2020-159	2020 REG MV	89214	UNITED CONCRETE PRODUCTS	
March 22, 2021	7:00 PM - 8:00 PM	2020-160	2020 REG MV	89215	UNITED CONCRETE PRODUCTS	
March 22, 2021	7:00 PM - 8:00 PM	2020-068	RESIDENTIAL	P0285000	SCATTION RENEE	
March 22, 2021	7:00 PM - 8:00 PM	2020-026	RESIDENTIAL	R0009230	RACCIO JOSEPH A III & TAMMY	
March 22, 2021	8:00 PM - 9:00 PM	2020-016	RESIDENTIAL	N20000488	KRASOWSKI VICTORIA L	
March 22, 2021	8:00 PM - 9:00 PM	2020-115	COMMERCIAL	M0159200	C2 LAND L P	CO CLARION P
March 22, 2021	8:00 PM - 9:00 PM	2020-115	COMMERCIAL	M0159200	ROB UNKLE	ALTUS GROUP I
March 22, 2021	8:00 PM - 9:00 PM	2020-115	COMMERCIAL	M0159200	WAL-MART REAL ESTATE BUSINESS TRUST	WAL-MART PRO
March 22, 2021	8:00 PM - 9:00 PM	2020-104	COMMERCIAL	T0250200	GREGORY F. SERVODIDIO, ESQ.	CO PULLMAN &
March 22, 2021	8:00 PM - 9:00 PM	2020-104	COMMERCIAL	B0287500	RSS COMM2014UBS5-CT CHL LLC	CO RM BRADLE
March 22, 2021	8:00 PM - 9:00 PM	2020-103	COMMERCIAL	B0287500	ELLIOTT B. POLLACK, ESQ.	PULLMAN & COI

MAILED
3 FEB '21 AM 11:58



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. 2020-173 APPLICATION

APPEAL OF ASSESSED VALUATION
BOARD OF ASSESSMENT APPEALS

HEARING DATE: _____ GRAND LIST OF OCTOBER 1, ~~2019~~ 2020

Property Owner: <u>Allnex USA Inc.</u>
Name of property Owner <u>9005 Westside Parkway</u>
Mailing Address <u>Alpharetta, GA 30009</u>
City, State, Zip _____
Phone _____

Appellant (if other than owner): <u>Nationwide Consulting Co Unc.</u>
Name of Owner's Agent <u>PO Box 548</u>
Mailing Address <u>Glen Rock, NJ 07452</u>
City, State, Zip <u>201-670-7400</u>
Phone _____

Appellant's Capacity Owner 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

A J DeRobertis
Applicant signature

Fill out only the section for the property type under appeal.

Motor Vehicle: Year _____ 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.

What MARKET VALUE does the applicant place on the property?: \$ 2,225,850

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 & omissions, per Sec 12-60 we are requesting that the errors be corrected and the exemption be reinstated.

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

A J DeRobertis
Print Name

Motion: _____

Voting Record	Initials
Thomas Vitali	_____
Carl Bonamico	_____
Robert Avery	_____

**PERSONAL PROPERTY RECORD
TOWN OF WALLINGFORD**

DATE: 02/03/2021

GENERAL DATA:

Unique ID: 2013147	List No.: 40106	Assessment Year: 2020	Record Status: ACTIVE
BUSINESS ADDRESS			Street Code: M
Owner Name: ALLNEX INC			Delinquent:
Doing Bus. As: AICHEM & CY US ACQUICO INC			Last Visited: ___/___/___
Care Of: C/O BOB WAGNER			By whom:
Street: 9005 WESTSIDE PARKWAY			Last Audited: ___/___/___
City: ALPHARETTA	District:		By whom:
State: GA	Zip: 30009-0000	Phone: 770 280-8021 EXT: 0000	Last Changed: 12/21/2020
Property Loc: 528 SOUTH CHERRY ST			Change Reason:
Bus.Start: 04/03/2013	Type: 1625		
Bus. Sq. Ft.: 318000			

VALUES AND EXEMPTIONS:

ASSESSMENT

EXEMPTIONS

CODES	QUANTITY	DEPR. VALUE	ASSMT	DESCRIPTION	EX. CODE	APP. DATE	EX. AMT.
10		4,263,765	2,984,640	INDUSTRIAL M&E.	U	___/___/___	19,941,590
13		28,487,992	19,941,590	MAN. M & E.....	HEA	___/___/___	1,308,609
16		143,242	100,270	FURN/FIX/EQP...			
20		147,234	103,060	EDP EQUIPMENT..			
23		293,215	205,250	SUPPLIES.....			
24		8,160	5,710	MISC TAX PROP..			

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

HISTORY:

YEAR	CODE	ASSESS	CODE	ASSESS	CODE	ASSESS	CODE	ASSESS	TOTAL
2020	10	2984640	13	19941590	16	100270	20	103060	23340520
	23	205250	24	5710					
2019	10	3439310	13	23363920	16	115060	20	57610	27210620
	23	227100	24	7620					
2018	9	5290	10	3355800	13	22355908	16	63850	26102588
	20	80610	23	231610	24	9520			
2017	9	14000	10	2588290	13	27602600	16	75350	31291220
	20	100120	23	899440	24	11420			
2016	9	84150	10	2934150	13	29857350	16	93720	33209860
	20	158080	23	69080	24	13330			
2015	13	26411860	10	3032240	16	101380	20	185190	29830160
	23	66970	24	15230	9	17290			
2014	13	17044370	16	109430	10	2971450	20	797140	23475010
	23	103110	22	2440850	9	8660			
2013	10	2385250	13	17463700	9	9540	16	109930	22901580
	20	861050	23	76550	22	1995560			

Allnex USA Inc.

List No. 2013147

TOWN OF WALLINGFORD
2013-2014

Dear Board Members

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

201-670-7400 ext. 121

WATER & AIR POLLUTION CONTROL EQUIPMENT

ASSET #	RETURN CLASS	YEAR	DESCRIPTION	ASSET TYPE	COST	% GOOD	AV
200320000386-1	10	2013	RESINS EMISSIONS TESTING	Air Pollution Control	\$ 5,000	40%	\$ 2,000
200320000400-1	10	2013	FUME REMOVAL SYSTEM	Air Pollution Control	\$ 1,000	40%	\$ 400
200320000423-1	10	2013	Diesel Exhaust Removal System	Air Pollution Control	\$ 6,900	40%	\$ 2,760
200320000426-1	10	2013	Coat HCL & Nitric Acid Unloadi	Air Pollution Control	\$ 5,400	40%	\$ 2,160
200320000430-1	10	2013	Piping Emissions Elimination	Air Pollution Control	\$ 7,600	40%	\$ 3,040
200320000440-1	10	2013	"Aerator ""C"" Gear Box Addl Cost"	Air Pollution Control	\$ 4,000	40%	\$ 1,600
200320000448-1	10	2013	Portable Bag Filter	Air Pollution Control	\$ 4,100	40%	\$ 1,640
200320000462-1	10	2013	Bag filter for 1168	Air Pollution Control	\$ 7,400	40%	\$ 2,960
200320000474-1	10	2013	Bag Filter for 103-11	Air Pollution Control	\$ 2,500	40%	\$ 1,000
200320000492-1	10	2013	Portable Bag Filter	Air Pollution Control	\$ 3,500	40%	\$ 1,400
200320000496-1	10	2013	Capacitor (Electrical)	Air Pollution Control	\$ 2,500	40%	\$ 1,000
200320000507-1	10	2013	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	2013	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 Pollution Control	\$ 4,100	40%	\$ 1,640
200320000664-1	10	2013	Piping TOC	Air Pollution Control	\$ 2,000	40%	\$ 800
200320000695-1	10	2013	Vent Scrubber Sys Nitric Acid	Air Pollution Control	\$ 5,200	40%	\$ 2,080
200320000785-1	10	2013	Electronic Balance	Air Pollution Control	\$ 980	40%	\$ 392
200320000800-1	10	2013	Vapor Scrubber Piping	Air Pollution Control	\$ 1,600	40%	\$ 640
200320000801-1	10	2013	VAPOR SEPARATOR-SCRUBBER	Air Pollution Control	\$ 1,100	40%	\$ 440
200320000817-1	10	2013	Pollution Control Equipment	Air Pollution Control	\$ 1,800	40%	\$ 720
200320000826-1	10	2013	Dearator Atmosphere Relief Vlv	Air Pollution Control	\$ 1,500	40%	\$ 600
200320000836-1	10	2013	TORIT Dust Collection System	Air Pollution Control	\$ 2,800	40%	\$ 1,120
200320000837-1	10	2013	Kettle 68 Ventilation	Air Pollution Control	\$ 2,200	40%	\$ 880
200320000856-1	10	2013	Pollution Control N Acid TK	Air Pollution Control	\$ 1,700	40%	\$ 680
200320000888-1	10	2013	Dearator Level Damp Valve	Air Pollution Control	\$ 850	40%	\$ 340
200320000960-1	10	2013	"Surface Aerator ""A"" Addl Cost"	Air Pollution Control	\$ 4,000	40%	\$ 1,600
200320000988-1	10	2013	Scrubber 102 Reactor	Air Pollution Control	\$ 2,900	40%	\$ 1,160
200320000995-1	10	2013	TEMP MONITOR POLLUTION CO	Air Pollution Control	\$ 15,000	40%	\$ 6,000
200320001062-1	10	2013	Dearator Safety Relief Valve	Air Pollution Control	\$ 2,000	40%	\$ 800
200320001075-1	10	2013	Press High Pressure Section	Air Pollution Control	\$ 9,800	40%	\$ 3,920
200320001082-1	10	2013	EMISSIONS TEST EQUIP	Air Pollution Control	\$ 20,000	40%	\$ 8,000
200320001083-1	10	2013	EMISSIONS TEST EQUIP	Air Pollution Control	\$ 20,000	40%	\$ 8,000
200320001212-1	10	2013	WESTINGHOUSE Transformer	Air Pollution Control	\$ 3,300	40%	\$ 1,320
200320001285-1	10	2013	Grit Screw Conveyor	Air Pollution Control	\$ 14,000	40%	\$ 5,600
200320001288-1	10	2013	Aeration Splitter Box	Air Pollution Control	\$ 26,000	40%	\$ 10,400
200320001289-1	10	2013	Aeration Basin	Air Pollution Control	\$ 130,000	40%	\$ 52,000
200320001292-1	10	2013	Effluent Chamber	Air Pollution Control	\$ 4,800	40%	\$ 1,920
200320001293-1	10	2013	Sludge Thickener Tank	Air Pollution Control	\$ 45,000	40%	\$ 18,000
200320001599-1	10	2013	Backup High Level Alarm	Air Pollution Control	\$ 1,700	40%	\$ 680
200320001600-1	10	2013	Backup High Level Alarm TK-551	Air Pollution Control	\$ 1,300	40%	\$ 520
200320001601-1	10	2013	Backup High Level Alarm TK-553	Air Pollution Control	\$ 1,300	40%	\$ 520
200320001602-1	10	2013	Backup High Level Alarm TK-558	Air Pollution Control	\$ 1,300	40%	\$ 520
200320001604-1	10	2013	Backup High Level Alarm TK-557	Air Pollution Control	\$ 1,300	40%	\$ 520
200320001605-1	10	2013	Backup High Level Alarm TK-535	Air Pollution Control	\$ 1,300	40%	\$ 520
200320001606-1	10	2013	Backup High Level Alarm TK-534	Air Pollution Control	\$ 1,300	40%	\$ 520
200320001607-1	10	2013	Backup High Level Alarm TK-533	Air Pollution Control	\$ 1,300	40%	\$ 520
200320001609-1	10	2013	Backup High Level Alarm TK-20	Air Pollution Control	\$ 1,300	40%	\$ 520
200320001610-1	10	2013	Backup High Level Alarm TK-506	Air Pollution Control	\$ 1,700	40%	\$ 680
200320001611-1	10	2013	Backup High Level Alarm TK-511	Air Pollution Control	\$ 1,700	40%	\$ 680

WATER & AIR POLLUTION CONTROL EQUIPMENT

ASSET #	RETURN CLASS	YEAR	DESCRIPTION	ASSET TYPE	COST	% GOOD	AV
200320001612-1	10	2013	Backup High Level Alarm TK-512	Air Pollution Control	\$ 1,700	40%	\$ 680
200320001616-1	10	2013	Backup High Level Alarm TK-10	Air Pollution Control	\$ 1,700	40%	\$ 680
200320001617-1	10	2013	Backup High Level Alarm TK-11	Air Pollution Control	\$ 1,300	40%	\$ 520
200320001618-1	10	2013	Backup High Level Alarm TK-12	Air Pollution Control	\$ 1,300	40%	\$ 520
200320001649-1	10	2013	Scrubber C-103-41	Air Pollution Control	\$ 3,400	40%	\$ 1,360
200320001771-1	10	2013	MARS C-1 Condenser	Air Pollution Control	\$ 18,000	40%	\$ 7,200
200320001772-1	10	2013	MARS C-3 Condenser	Air Pollution Control	\$ 18,000	40%	\$ 7,200
200320001774-1	10	2013	MARS C-4 Condenser	Air Pollution Control	\$ 8,900	40%	\$ 3,560
200320001800-1	10	2013	NPDES Monitoring	Air Pollution Control	\$ 20,000	40%	\$ 8,000
200320001801-1	10	2013	NPDES Monitoring Addl Cost	Air Pollution Control	\$ 20,000	40%	\$ 8,000
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 ""B""	Air Pollution Control	\$ 2,500	40%	\$ 1,000
200320001930-1	10	2013	Tecator Digestion Unit	Air Pollution Control	\$ 1,800	40%	\$ 720
200320001961-1	10	2013	Auto Sampling System	Air Pollution Control	\$ 1,900	40%	\$ 760
200320001963-1	10	2013	Scrubber 5B Hold Tank	Air Pollution Control	\$ 6,500	40%	\$ 2,600
200320001965-1	10	2013	N Clarifier Submerged Cleaning	Air Pollution Control	\$ 14,000	40%	\$ 5,600
200320002010-1	10	2013	Environmental Protection Cntrl	Air Pollution Control	\$ 7,100	40%	\$ 2,840
200320002011-1	10	2013	Environment-Inventory Cntrl	Air Pollution Control	\$ 7,000	40%	\$ 2,800
200320002012-1	10	2013	Env Protect & Inventory Cntrl	Air Pollution Control	\$ 7,000	40%	\$ 2,800
200320004312-1	10	2013	UPGRADE VENT MONITORING SYSTEM	Air Pollution Control	\$ 220,000	40%	\$ 88,000
200320004315-1	10	2013	Vent Scrubbers (TRN 150)	Air Pollution Control	\$ 4,700	40%	\$ 1,880
200320004316-1	10	2013	Vent Scrubber-Piping K-68 Addl	Air Pollution Control	\$ 5,900	40%	\$ 2,360
200320004317-1	10	2013	Vent Scrubber-Piping K-68 Addl	Air Pollution Control	\$ 13,000	40%	\$ 5,200
200320004318-1	10	2013	Vent Scrubber-Piping K-68	Air Pollution Control	\$ 15,000	40%	\$ 6,000
200320004321-1	10	2013	Exhaust Fans for KT63-KT64	Air Pollution Control	\$ 4,000	40%	\$ 1,600
200320004551-1	10	2013	FSI Bag Filter for 303	Air Pollution Control	\$ 11,000	40%	\$ 4,400
200320004572-1	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	40%	\$ 1,800
200320004603-3	10	2013	"SURFACE AERATOR MOTOR ""D""	Air Pollution Control	\$ 4,500	40%	\$ 1,800
200320004603-4	10	2013	"SURFACE AERATOR MOTOR ""E""	Air Pollution Control	\$ 4,500	40%	\$ 1,800
200320004603-5	10	2013	"SURFACE AERATOR MOTOR ""F""	Air Pollution Control	\$ 4,500	40%	\$ 1,800
200320004603-6	10	2013	"SURFACE AERATOR MOTOR ""H""	Air Pollution Control	\$ 4,500	40%	\$ 1,800
200320004603-7	10	2013	"SURFACE AERATOR MOTOR ""I""	Air Pollution Control	\$ 4,500	40%	\$ 1,800
200320004603-8	10	2013	"SURFACE AERATOR MOTOR ""J""	Air Pollution Control	\$ 4,500	40%	\$ 1,800
200320004682-1	10	2013	4-Bag Filter RE-103	Air Pollution Control	\$ 4,000	40%	\$ 1,600
200320004688-1	10	2013	AMD Storage Tnk Scrubber	Air Pollution Control	\$ 1,000	40%	\$ 400
200320004712-1	10	2013	Regenerative Thermal Oxidizer	Air Pollution Control	\$ 1,597,500	40%	\$ 639,000
200320004712-2	10	2013	Scrubber Unit	Air Pollution Control	\$ 18,000	40%	\$ 7,200
200320004712-3	10	2013	Scrubber Unit	Air Pollution Control	\$ 20,000	40%	\$ 8,000
200320004713-1	10	2013	MON EMISSION CONTROL	Air Pollution Control	\$ 26,000	40%	\$ 10,400
200320004721-1	10	2013	Jacketed Flame Arrestor 105-2	Air Pollution Control	\$ 3,700	40%	\$ 1,480
200320004789-1	10	2013	EIM Sluice Gate Operator	Air Pollution Control	\$ 14,000	40%	\$ 5,600
200320004789-2	10	2013	EIM Sluice Gate Operator	Air Pollution Control	\$ 14,000	40%	\$ 5,600
200320004832-1	10	2013	Dearator Safety Relief Valve	Air Pollution Control	\$ 7,400	40%	\$ 2,960
200320004851-1	10	2013	Flow Meter for NSPS Scrubber	Air Pollution Control	\$ 11,000	40%	\$ 4,400
200320004851-2	10	2013	FLOW METER FOR NSPS SCRUBBER	Air Pollution Control	\$ 11,000	40%	\$ 4,400
200320004851-3	10	2013	FLOW METER FOR NSPS SCRUBBER	Air Pollution Control	\$ 11,000	40%	\$ 4,400

WATER & AIR POLLUTION CONTROL EQUIPMENT

ASSET #	RETURN CLASS	YEAR	DESCRIPTION	ASSET TYPE	COST	% GOOD	AV
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	Spill-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
200320000498-1	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	2013	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	2013	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	2013	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	2013	Well - River Sys Monitoring	Water Pollution Control	\$ 4,700	40%	\$ 1,880
200320001102-1	10	2013	Well - River Sys Monitoring	Water Pollution Control	\$ 2,200	40%	\$ 880
200320001201-1	10	2013	Sludge Dewatering Equipment	Water Pollution Control	\$ 1,400	40%	\$ 560
200320001202-1	10	2013	Sludge Dewatering Piping	Water Pollution Control	\$ 3,900	40%	\$ 1,560
200320001203-1	10	2013	Sludge Dewatering Electrical	Water Pollution Control	\$ 1,600	40%	\$ 640
200320001204-1	10	2013	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	2013	Return Sludge MAG Flowmeter	Water Pollution Control	\$ 2,400	40%	\$ 960
200320001244-1	10	2013	"Piping ID Galvanized 2"" Wells"	Water Pollution Control	\$ 3,700	40%	\$ 1,480
200320001283-1	10	2013	Solids Separation Basin	Water Pollution Control	\$ 18,000	40%	\$ 7,200
200320001284-1	10	2013	Solids Removal Mechanism	Water Pollution Control	\$ 9,000	40%	\$ 3,600
200320001286-1	10	2013	Equalization Basin	Water Pollution Control	\$ 110,000	40%	\$ 44,000

WATER & AIR POLLUTION CONTROL EQUIPMENT

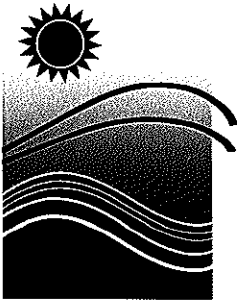
ASSET #	RETURN CLASS	YEAR	DESCRIPTION	ASSET TYPE	COST	% GOOD	AV
200320001287-1	10	2013	"Equalization Basin Mixer ""D""	Water Pollution Control	\$ 1,500	40%	\$ 600
200320001290-1	10	2013	WWT Submerged Scum Remover	Water Pollution Control	\$ 1,700	40%	\$ 680
200320001291-1	10	2013	WWT Scum Collection Box	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	2013	Fence	Water Pollution Control	\$ 5,300	40%	\$ 2,120
200320001301-1	10	2013	WWT Roads	Water Pollution Control	\$ 9,500	40%	\$ 3,800
200320001306-1	10	2013	Fire Lines	Water Pollution Control	\$ 1,900	40%	\$ 760
200320001307-1	10	2013	"Substation ""P""	Water Pollution Control	\$ 9,000	40%	\$ 3,600
200320001308-1	10	2013	"Substation ""P"" Addl Cost"	Water Pollution Control	\$ 2,800	40%	\$ 1,120
200320001431-1	10	2013	WWT Op Station Y2K Scada Sys	Water Pollution Control	\$ 55,000	40%	\$ 22,000
200320001473-1	10	2013	Catch Basin at Final Effluent	Water Pollution Control	\$ 2,000	40%	\$ 800
200320001521-1	10	2013	"Transfer Pump ""A""	Water Pollution Control	\$ 1,800	40%	\$ 720
200320001522-1	10	2013	"Transfer Pump ""B""	Water Pollution Control	\$ 1,800	40%	\$ 720
200320001536-1	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
200320001638-1	10	2013	Scrubber Pump	Water Pollution Control	\$ 2,600	40%	\$ 1,040
200320001642-1	10	2013	WWT Sampler Grit Composite	Water Pollution Control	\$ 840	40%	\$ 336
200320001657-1	10	2013	Industrial Waste Monitor Sys	Water Pollution Control	\$ 21,000	40%	\$ 8,400
200320001698-1	10	2013	"RAS Pump ""A""	Water Pollution Control	\$ 8,000	40%	\$ 3,200
200320001699-1	10	2013	"RAS Pump ""C""	Water Pollution Control	\$ 8,000	40%	\$ 3,200
200320001784-1	10	2013	WWT Tankwagon Access Ladder	Water Pollution Control	\$ 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 Clarifloculator Basin	Water Pollution Control	\$ 31,000	40%	\$ 12,400
200320001815-1	10	2013	N Clarifloculator Basin	Water Pollution Control	\$ 31,000	40%	\$ 12,400
200320001816-1	10	2013	"WWT Waste Sludge Pump ""A""	Water Pollution Control	\$ 4,800	40%	\$ 1,920
200320001817-1	10	2013	"WWT Waste Sludge Pump ""B""	Water Pollution Control	\$ 5,100	40%	\$ 2,040
200320001818-1	10	2013	S Clarifloculator Unit	Water Pollution Control	\$ 16,000	40%	\$ 6,400
200320001878-1	10	2013	N Clarifier Drive	Water Pollution Control	\$ 5,800	40%	\$ 2,320
200320001879-1	10	2013	S Clarifier Drive	Water Pollution Control	\$ 5,800	40%	\$ 2,320
200320001880-1	10	2013	Scrubber Water Flow Alarm TK-5	Water Pollution Control	\$ 4,300	40%	\$ 1,720
200320001881-1	10	2013	Scrubber Water Flow Alarm TK-5	Water Pollution Control	\$ 4,300	40%	\$ 1,720
200320001882-1	10	2013	Scrubber Water Flow Alarm TK-5	Water Pollution Control	\$ 3,400	40%	\$ 1,360
200320001962-1	10	2013	Auto Sampling System	Water Pollution Control	\$ 1,900	40%	\$ 760
200320001966-1	10	2013	S Clarifier Submerged Cleaning	Water Pollution Control	\$ 14,000	40%	\$ 5,600
200320004563-1	10	2013	WWT Optical Fiber Cable	Water Pollution Control	\$ 11,000	40%	\$ 4,400
200320004577-1	10	2013	WWT Methanol Distillate Piping	Water Pollution Control	\$ 11,000	40%	\$ 4,400
200320004602-1	10	2013	WWT Man-Down Radian Sys	Water Pollution Control	\$ 2,200	40%	\$ 880
200320004618-1	10	2013	Station Nr17 Spill Containment	Water Pollution Control	\$ 11,000	40%	\$ 4,400
200320004626-1	10	2013	WWT Tankwagon Ladders Upgrade	Water Pollution Control	\$ 7,100	40%	\$ 2,840
200320004631-1	10	2013	WWT Bio-Solids Load Facility	Water Pollution Control	\$ 170,000	40%	\$ 68,000
200320004631-2	10	2013	Tank V-100 Sludge Storage	Water Pollution Control	\$ 71,000	40%	\$ 28,400
200320004631-3	10	2013	Pump PU-103	Water Pollution Control	\$ 5,900	40%	\$ 2,360
200320004631-4	10	2013	WWT Sludge Storage Pump PU-100	Water Pollution Control	\$ 41,000	40%	\$ 16,400
200320004631-6	10	2013	WWT Pump (Spare)	Water Pollution Control	\$ 11,000	40%	\$ 4,400
200320004631-7	10	2013	WWT Pump (Spare)	Water Pollution Control	\$ 22,000	40%	\$ 8,800
200320004631-8	10	2013	WWT Pump (Spare)	Water Pollution Control	\$ 13,000	40%	\$ 5,200

WATER & AIR POLLUTION CONTROL EQUIPMENT

ASSET #	RETURN CLASS	YEAR	DESCRIPTION	ASSET TYPE	COST	% GOOD	AV
200320004631-9	10	2013	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

ASSET #	RETURN CLASS	YEAR	DESCRIPTION	ASSET TYPE	COST	% GOOD	AV
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



Connecticut Department of

**ENERGY &
ENVIRONMENTAL
PROTECTION**

**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

Corporation:

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
Robert J. Klee
Commissioner

May 19, 2017
Date

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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

<i>Abbreviation/Acronym</i>	<i>Description</i>
°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
l	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
OHAP	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
y	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: NO_x, 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)
EU-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

TABLE II.A: EMISSIONS UNITS DESCRIPTION

Emissions Unit	Emissions Unit Description	Control Unit Description	Registration (R) Number or Regulation Cite
EU-R01-48	Tank 535: Recovered Isobutanol		40 CFR Part 60 Subpart Kb 40 CFR Part 63 Subpart FFFF RCSA §22a-174-20(a)
EU-R01-49	Tank 539: Heat Transfer Fluid		40 CFR Part 60 Subpart Kb RCSA §22a-174-20(a)
EU-R01-50	Tank 552: 100% n-Butanol		40 CFR Part 60 Subpart Kb 40 CFR Part 63 Subpart FFFF RCSA §22a-174-20(a)
EU-R01-51	Tank 555-12: n-Butanol Wash	Scrubber 555	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 RCSA §22a-174-20(a)
EU-R01-56	Tank 557: 100% Isobutanol		40 CFR Part 60 Subpart Kb 40 CFR Part 63 Subpart FFFF RCSA §22a-174-20(a)
EU-R01-57	Tank 558: Xylene		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)
EU-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)
EU-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

TABLE II.A: EMISSIONS UNITS DESCRIPTION

Emissions Unit	Emissions Unit Description	Control Unit Description	Registration (R) Number or Regulation Cite
EU-R08-9	B-05/TR.150 Drums		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 - OOS		
EU-R10-4	B-06/Tank 114-20 - OOS		
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 or 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 – OOS		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(l)
EU-R17-3	Building 6, 2 nd 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 or 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) 40 CFR Part 63 Subpart ZZZZ
EU-S02-9	WWTP Emergency Generator ULSD		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 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) 40 CFR Part 63 Subpart ZZZZ
EU-S02-12	B23 Emergency Water Pump - Diesel		RCSA §22a-174-22 RCSA §22a-174-22(e) 40 CFR Part 63 Subpart ZZZZ
EU-S02-13	Emergency Diesel Air Compressor Engine		RCSA §22a-174-3c RCSA §22a-174-22 RCSA §22a-174-22(e) 40 CFR Part 63 Subpart ZZZZ
EU-S03-1	Boiler No. 1 (61.8 MMBtu/h maximum rated capacity)		R-189-0108 RCSA §22a-174-22 RCSA §22a-174-22(e) 40 CFR Part 63 Subpart DDDDD
EU-S03-2	Boiler No. 3		R-189-0110 RCSA §22a-174-22 RCSA §22a-174-22(e) 40 CFR Part 63 Subpart DDDDD
EU-S04-1	Wastewater Treatment Plant		40 CFR Part 63 Subpart FFFF
Grouped Emissions 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
GEU-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

Section III: Applicable Requirements and Compliance Demonstration

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)]

Section III: Applicable Requirements and Compliance Demonstration

- 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 June 1 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;

Section III: Applicable Requirements and Compliance Demonstration

- (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)]

Section III: Applicable Requirements and Compliance Demonstration

- 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)]

Section III: Applicable Requirements and Compliance Demonstration

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_x 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 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(l)(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]

Section III: Applicable Requirements and Compliance Demonstration

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

Section III: Applicable Requirements and Compliance Demonstration

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_x 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*

- i. The Permittee shall verify emissions using the most recent NO_x 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(l)(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)]
- ii. 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_x 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(l)(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(l)(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.

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[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(l)

1. VOC Emissions

a. Work Practice Standards [RCSA §22a-174-20(l)(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(1)(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)]

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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 §§63.2515, 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 $\geq 98\%$. [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 $\geq 98\%$. [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 $\geq 95\%$. [40 CFR Part 63 Subpart FFFF, Table 4]

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- 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

- i. Reduce Group 1 Transfer Rack Emissions by $\geq 95\%$. [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.

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- 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

- i. 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

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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.

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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

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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]

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- 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)]
- l.* 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]

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- 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]
 - u. 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

Section III: Applicable Requirements and Compliance Demonstration

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.

Section III: Applicable Requirements and Compliance Demonstration

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:

$$FR = 0.07(AE) - 1,821 \text{ (where vapor pressure } \leq 75 \text{ mm Hg)}$$

$$= 0.031(AE) - 494 \text{ (75 mm Hg } < \text{ vapor pressure } < 150 \text{ mm Hg)}$$

$$= 0.013(AE) - 301 \text{ (vapor pressure } \geq 150 \text{ mm Hg)}$$

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:
 - a. 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.

Section VI: Title V Requirements

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:

Section VI: Title V Requirements

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.

Section VI: Title V Requirements

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.

Section VI: Title V Requirements

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.

Section VI: Title V Requirements

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(o)(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.

Section VI: Title V Requirements

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.

Section VI: Title V Requirements

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.

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

17 FEB 21 AM 11:25
WPD ASSESSOR

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. 2020-032

APPLICATION

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

HEARING DATE: _____

Property Owner:	<u>Charles + Renee Liu</u>
Name of property Owner	_____
Mailing Address	<u>74 Grandview Avenue</u>
City, State, Zip	<u>Wallingford, CT 06492</u>
Phone	<u>203-314-9112</u>

Appellant (if other than owner):	_____
Name of Owner's Agent	_____
Mailing Address	_____
City, State, Zip	_____
Phone	_____

Appellant's Capacity Owner Owner's Agent
(If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.)

Charles Liu, 2/10/21
Print applicant name and date

[Signature]
Applicant signature

Fill out only the section for the property type under appeal.

Motor Vehicle: Year _____ Make /Model: _____ Plate# _____ Mileage _____

Real Estate: 74 Grandview Avenue
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: PID 5715 DBA: Map/Lot: 163/186

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? : \$ 95,300

Briefly state the basis of the Appeal: please see attached

(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 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 ½ 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.

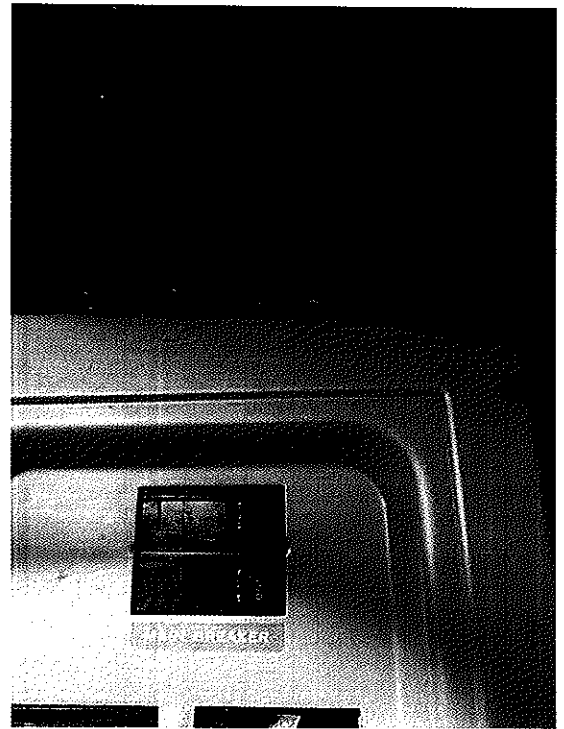
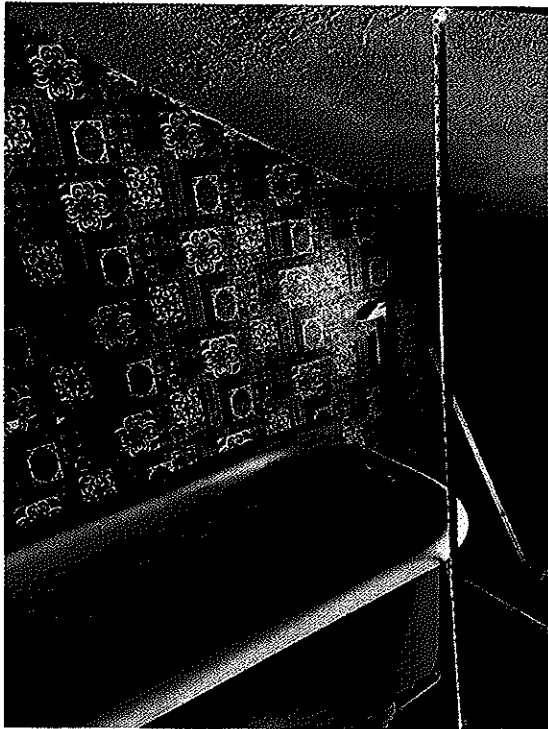
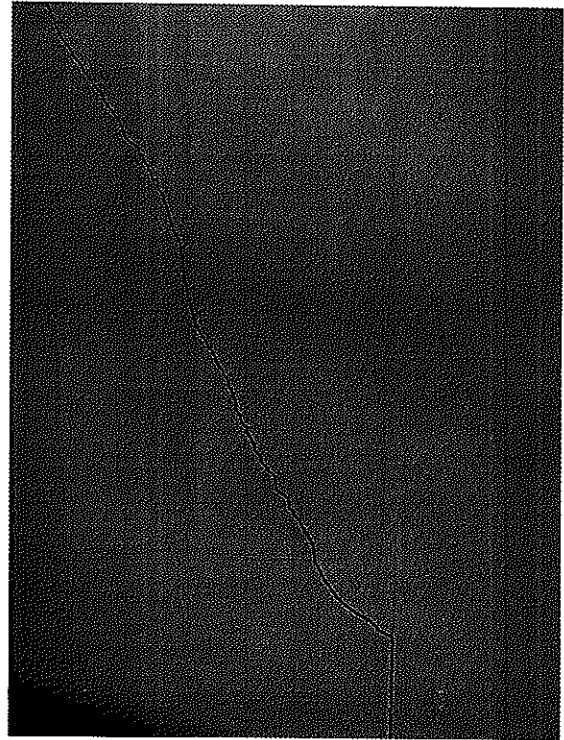
Items to Repair	Expected Date	Cost
Foundation The foundation is leaking and, when it rains, water comes down the walls.	2021	10,000
Half Bath The 2 nd floor plumbing had to be turned off because the lead pipes were leaking. In its current state, the house has only 1 bathroom. The half bath is also unusable given the low ceilings. We plan to repair the plumbing and have a dormer built.	2021	35,000
Siding Sections have been blow off and need to be fully replaced.	2021	20,000
HVAC There is no heat on the second floor.	2021	15,000
Porch & Deck Both the front porch and rear deck are deteriorating.	2021	10,000
Walls- Insulation and Electric The walls are plaster, their only insulation is ½" Styrofoam, and the BX wiring is outdated. The work to add R-15 fiberglass, upgrade to Romex, and finish the walls with sheetrock would be done together.	2021	40,000
Subtotal	2021	130,000

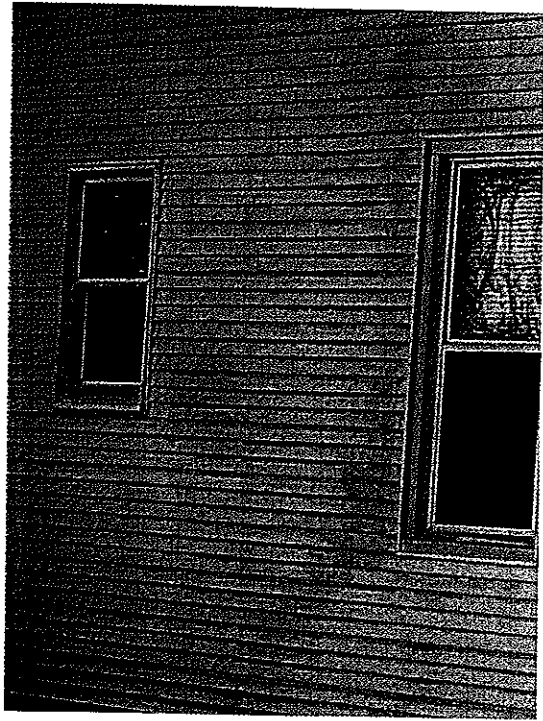
As you can see, these are not "nice to have" features, but rather \$130,000 in repairs that any buyer would expect. As such, we ask that you assess our property by taking the area comps average of \$225,300 and subtracting the \$130,000 in immediate work that must happen this year for a **Market Value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

Sincerely,



Charles Liu
74 Grandview Avenue
Wallingford, CT 06492





CURRENT OWNER	TOPO	UTILITIES	STRT/ROAD	LOCATION	DESCRIPTION	CODE	CURRENT ASSESSMENT	ASSESSED	VISION
LIU CHARLES D & RENEE J	1 Level	2 Public Water	1 Paved	2 Suburban	RES LAND DWELLING	1-1	117,700	82,400	6148
74 GRANDVIEW AVE						1-3	183,300	128,300	WALLINGFORD, CT
WALLINGFORD CT 06492									
SUPPLEMENTAL DATA Alt Pricl ID 055002079 Census: 1753 Old MBLU TC MAP # TC MAP # Record Lot GIS ID 5715 P/Z MAP # ENG MAP Easement Town Line IND PARK Assoc Pld#									

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)	TOTAL																																																		
LIU CHARLES D & RENEE J	0486	0440	06-29-1979		0		<table border="1"> <thead> <tr> <th>Year</th> <th>Code</th> <th>Assessed</th> <th>Year</th> <th>Code</th> <th>Assessed</th> <th>V</th> <th>Year</th> <th>Code</th> <th>Assessed</th> </tr> </thead> <tbody> <tr> <td>2021</td> <td>1-1</td> <td>82,400</td> <td>2020</td> <td>1-1</td> <td>88,400</td> <td></td> <td>2019</td> <td>1-1</td> <td>88,400</td> </tr> <tr> <td></td> <td>1-3</td> <td>128,300</td> <td></td> <td>1-3</td> <td>117,500</td> <td></td> <td></td> <td>1-3</td> <td>117,500</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>1-4</td> <td>2,800</td> <td></td> <td></td> <td>1-4</td> <td>2,800</td> </tr> <tr> <td colspan="2">Total</td> <td>210,700</td> <td colspan="2">Total</td> <td>210,700</td> <td colspan="2">Total</td> <td>210,700</td> <td>208,700</td> </tr> </tbody> </table>	Year	Code	Assessed	Year	Code	Assessed	V	Year	Code	Assessed	2021	1-1	82,400	2020	1-1	88,400		2019	1-1	88,400		1-3	128,300		1-3	117,500			1-3	117,500					1-4	2,800			1-4	2,800	Total		210,700	Total		210,700	Total		210,700	208,700	210,700
Year	Code	Assessed	Year	Code	Assessed	V	Year	Code	Assessed																																																	
2021	1-1	82,400	2020	1-1	88,400		2019	1-1	88,400																																																	
	1-3	128,300		1-3	117,500			1-3	117,500																																																	
				1-4	2,800			1-4	2,800																																																	
Total		210,700	Total		210,700	Total		210,700	208,700																																																	

EXEMPTIONS	DESCRIPTION	AMOUNT	CODE	DESCRIPTION	NUMBER	AMOUNT	OTHER ASSESSMENTS
Total		0.00					

ASSESSING NEIGHBORHOOD	NBHND	NBHND NAME	B	TRACING	BATCH
	100				

NOTES

1ST=5B, LR, DR, K,
 OTHER-3
 2ND=3 BED, 1B
 (2) 14 FT. SIDE DORMERS
 COLONIAL CAPE

BUILDING PERMIT RECORD	PERMIT ID	ISSUE DATE	TYPE	DESCRIPTION	AMOUNT	INSP DATE	% COMP	DATE COMP	COMMENTS
	2552-1	12-15-1989			22,000		100		

LAND LINE VALUATION SECTION	DATE	ID	TYPE	IS	CD	PURPOSE/RESULT
	06-12-2020	TC	V		01	Measured
	09-08-2015	V	SR		29	Field Review
	08-02-2010	SR	V		29	Field Review
	05-24-2010	V	DW		10	Letter Sent - No Response
	03-19-2010	DW	DW		02	1st Callback
	03-19-2010	DW	DW		03	Measured
	03-14-2008	KC	08	7	19	Map Correction-No Value

VISIT/CHANGE HISTORY	DATE	ID	TYPE	IS	CD	PURPOSE/RESULT
	06-12-2020	TC	V		01	Measured
	09-08-2015	V	SR		29	Field Review
	08-02-2010	SR	V		29	Field Review
	05-24-2010	V	DW		10	Letter Sent - No Response
	03-19-2010	DW	DW		02	1st Callback
	03-19-2010	DW	DW		03	Measured
	03-14-2008	KC	08	7	19	Map Correction-No Value

LAND LINE VALUATION SECTION	USE CODE	DESCRIPTION	ZONE	LAND TYP	LAND UNITS	UNIT PRICE	SIZE ADJ	SITE INDEX	COND.	NBHND	NBHND ADJ	NOTES	LOCATION ADJUSTMENT	ADJ UNIT P	LAND VALUE
	B	1010	Single Family	R11	12,000 SF	8.13	1,00000	5	0.95	100	1,270	SHARED DRIVE	1,0000	9.81	117,700
Total Card Land Units 0.2751 AC Parcel Total Land Area 0.2755 Total Land Value 117,700															

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	178,600
Appraised Xr (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	4,700
Appraised Land Value (Bldg)	117,700
Special Land Value	0
Total Appraised Parcel Value	301,000
Valuation Method	C

Total Appraised Parcel Value 301,000

This signature acknowledges a visit by a Data Collector or Assessor

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style:	06	Conventional			
Model:	01	Residential			
Grade:	C+				
Stories:	1.5	1 1/2 Stories			
Occupancy	1	Vinyl Sliding			
Exterior Wall 1	25	Gable			
Exterior Wall 2	03	Asphalt			
Roof Structure:	03	Drywall			
Roof Cover	05	Carpet			
Interior Wall 1	14	Oil			
Interior Wall 2	02	Hot Water			
Interior Flr 1	05	None			
Interior Flr 2	01	3 Bedrooms			
Heat Fuel:	03	1 Half Bath			
Heat Type:	03	8 Rooms			
AC Type:	01	Average			
Total Bedrooms	03	Average			
Total Bathrms:	1				
Total Half Baths	1				
Total Xtra Fixts	8				
Total Rooms:	02				
Bath Style:	02				
Kitchen Style:	02				
Whirlpool Tub					
Fireplaces					

CONDO DATA			
Parcel Id	C	B	Owne
Adjust Type	Code	Description	Factor %
Condo Flr			
Condo Unit			

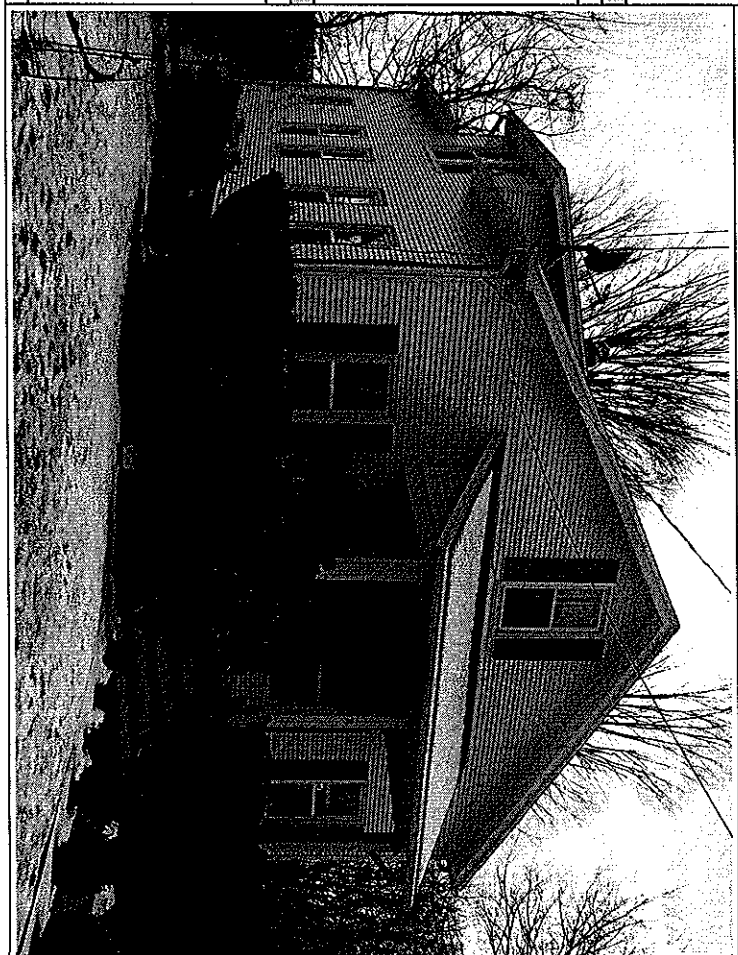
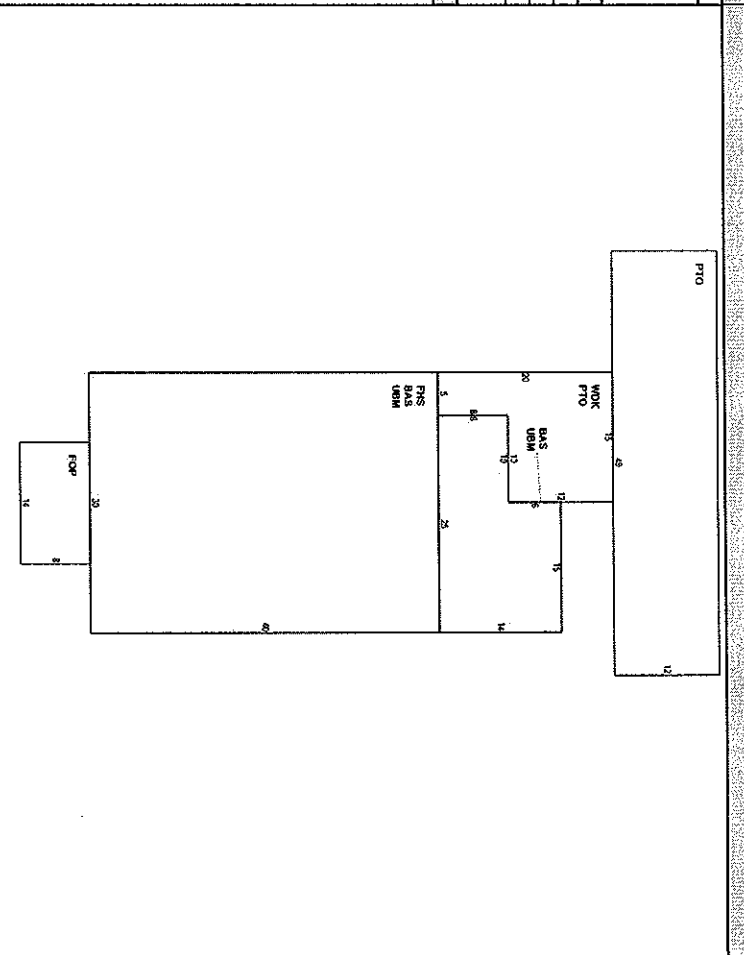
COST / MARKET VALUATION			
Building Value New	Year Built	Effective Year Built	RCNLD
244,634	1917	G	73
			178,600

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

Code	Description	UB	Units	Unit Price	Yr Bilt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FGRI	Garage-Avg	L	400	35.00	1920	F	30	C	1.00	4,200
SHD1	Shed Frame	L	80	13.00	2005	A	50	C	1.00	500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eft Area	Unit Cost	Undeprec Value
BAS	First Floor	1,490	1,490	1,490	90.04	134,159
FHS	Half Story, Finished	720	1,200	720	54.02	64,829
FOP	Porch, Open	0	112	22	17.69	1,981
PTO	Patio	0	808	81	9.03	7,293
UBM	Basement, Unfinished	0	1,490	298	18.01	26,832
WDK	Deck, Wood	0	220	22	9.00	1,981
TL Gross Liv / Lease Area		2,210	5,320	2,633		237,075



2020-032



Town of Wallingford, Connecticut

Ian 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: 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**

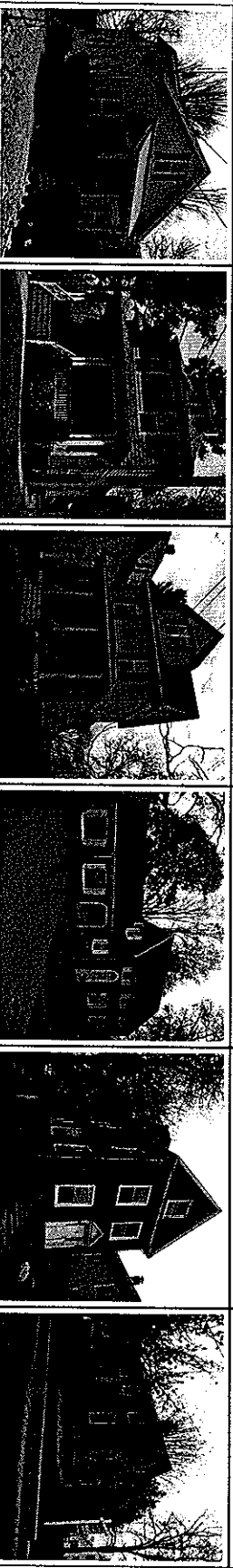
Recommendation:

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

2020-032

WALLINGFORD, CT

PROPERTIES	SUBJECT PARCEL	COMPARABLE #1	COMPARABLE #2	COMPARABLE #3	COMPARABLE #4	COMPARABLE #5
Mblu Location Pr Assng Dist Primary Use Parcel Value Sale Date Sale Price Adjusted Price	163///186/// 74 GRANDVIEW AVE 100 1010 281,400	134///169/// 34 ACADEMY ST 100 1010 327,900 1/10/2020 365,000 00	148///111/// 221 SOUTH WHITTLESEY 100 1010 299,000 1/16/2019 339,000 00	148///313/// 11 CEDAR ST 100 1010 286,900 1/15/2020 320,000 00	148///171/// 219 SOUTH MAIN ST 100 1010 310,900 10/23/2018 294,000 00	148///138/// 101 PARSONS ST 100 1010 332,400 5/29/2019 355,000 00
BUILDING ATTRIBUTES	1985 Area Effective 2633 Pr Assng Dist 100 Grade: C+ Style Desc Conventional Appraised Bldg Value 159,000	1993.00 2669.00 100 B Conventioa 198,700	1993.00 2489.00 100 C+ Conventioa 170,000	1993.00 2332.00 100 C+ Conventioa 167,800	1985.00 3029.00 100 B- Conventioa 203,700	2001.00 2340.00 100 B- Conventioa 202,400
Total Appraised Extra Feat	00	3,000	3,800	00	00	00
Total Appraised Outbidg	4,700	2,600	-6,200	3,400	4,700	6,600
LAND ATTRIBUTES						
Site Index	5	5	5	5	5	5
Condition Factor	0.95	1.00	1.00	1.00	1.00	1.00
Total Appraised Land	117,700	123,600	114,300	117,800	107,200	123,400
VALUE SUMMARY						
Net Adjustments		-46,500	-17,600	-5,500	-29,500	-51,000
Adjusted Price/SF		-21.04	-07.96	-02.49	-13.35	-23.08
Appraised Price/SF		148.37	135.29	129.82	140.68	150.41



Final Value : 304,000



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

WALLINGFORD
ASSESSOR
10 FEB 21 AM 11:45

Hearing No. 2020-132 APPLICATION

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

HEARING DATE:

Property Owner:
Walford Owner LLC
Name of property Owner
Mailing Address
City, State, Zip
Phone

Appellant (if other than owner):
William Dudula
Name of Owner's Agent
c/o Ryan LLC, One International Place (18th Floor)
Mailing Address
Boston, MA, 02110
City, State, Zip
617-892-4352
Phone

Appellant's Capacity o 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.)

William Dudula
Print applicant name and date

Willie Dudula
Applicant signature

Fill out only the section for the property type under appeal.

Motor Vehicle: Year Make /Model: Plate# Mileage

Real Estate: 1181 Barnes Rd (81-22)
(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?: \$ 10,000,000

Briefly state the basis of the Appeal: Assessed fair market value in excess of property's value as of 10/1/2020 assessment date. 2020 financials attached in addition to 2019 which demonstrates a major decline in revenue (value) due to economic impact of COVID pandemic on the hospitality market.

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

Print Name

Table with 1 column: Motion

Table with 2 columns: Voting Record, Initials

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 pre-pandemic 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

ryan.com

2020-132

IMPORTANT MESSAGE

For Shelby

Day 3/10 Time 1:10 A.M.
P.M.

M Bill Dudula

Of Hilton Garden Inn

Phone 617 892 4352

FAX Area Code Number Extension

MOBILE Area Code Number Extension

Telephoned	Returned your call	<input checked="" type="checkbox"/>	RUSH	
Came to see you	Please call		Special attention	
Wants to see you	Will call again		Caller on hold	

Message
AGREED TO
\$12,500,000
3-11-21
IF 8/10

Signed



Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

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.**



Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

Thomas Vitali, Chairman
Robert Avery, Member
Cari 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

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MBLU 8/1/22/ Location 1181 BARNES RD
 Current Owner WALFORD OWNER LLC
 CT WALLINGFORD LLC
 PRA WALLINGFORD LLC
 WE WALLINGFORD LAND LLC
 MEDWAY ASSOCIATES LTD PARTNERSHIP

Sales Information				Commercial Data Elements			
Sale Date	Q / U	V / I	Sale Price	Heat / AC	Frame Type	Baths / Plumbing	Ceiling / Wall
06-19-2019	Q	U	13,925,000	0	0	1,675,000	2,900,000
05-14-2013	U	U				0	0
06-19-2006	U	U				0	0
03-21-2001	U	U				0	0
12-06-1985	U	V				0	0
Year Built				Rooms / Pkts			
Appraised Value			13,613,100	% Conn Wall			
				Wall Height			

ECONOMIC INCOME VALUATION

Leaseable Area Summary		Cap Rate		Income		Income Value		Notes	
Ground Level	139	Cap Code	HOTF	Gross Income	6,835,625	Income Value	13,115,100	HILTON GARDEN	
Lower Level	0	Cap Adjust	A	Vacancy Allowance	2,529,181	Excess Land	0		
Upper Level	0	Cap Rate	0.1100	Expense Allowance	2,863,785	Total Income Value	13,115,100		
Total Leaseable Area		Rent ID	NBHD	Net Income	1,442,659	Value Per SF / Unit	94,353		

#	Bid	Sec	Style	AdjTa	Occ	SF / Unit	File	Base Ra	Use	LocA	Rent / S	GrossRent	Vac	Vac	Vacancy/All	EGI	Exp	Exp	Expenses	NOI
1	1	1	66 HOTEL FUS	5	139	139	GL	37185.0	VG	VG	49177.1	6,835,625	A	0.37	2,529,181	4,306,444	G	0.66	2,863,785	1,442,659

ACTUAL INCOME VALUATION

Cap Rate		Income		Income Value		Expense Breakdown														
Cap Code	HOTF	Gross Income	6,798,490	Income Value	41,344,407	Heat														
Cap Adjust	G	Vacancy Allowance	1,019,774	Excess Land		Electric														
		Expense Allowance	2,209,263	Total Income Value	41,344,407	Water														
		Other Income	614601			Sewer														
Cap Rate	0.1012	Net Income	4,184,054	Value Per SF / Unit	297,442	Maintenance														
						Insurance														
#	Bid	Sec	Style	AdjTa	Occ	SF / Unit	File	LocA	Use	Rent / S	Gross Rent	Vac	Exp	Other Income	VaiCo	Notes	LeaseT	Tenant	LeaseBe	Yrs
1	1	1	66 HOTEL FUS	5	139	139	GL	G	VG	48910.0	6,798,490	A	G	614601				HILTON GAR		

**LETTER OF AUTHORIZATION
FOR PROPERTY TAX REPRESENTATION**

Walford Owner LLC

Property Owner

1181 Barnes Rd (Parcel: 81-22)

Subject Property

Wallingford, CT

Jurisdiction and State

Grand List 2020

Year

This letter authorizes Ryan, LLC and its affiliate, Ryan Tax Compliance Services, LLC to represent the above-named property as its property tax agent in the jurisdiction and state named above. This authorization includes, but is not limited to: filing property renditions or returns; signing and filing appeals; examining all property tax records; and, appearances before the assessor, boards of equalization or review, or other governmental agencies responsible for the assessment of property. If there are any questions concerning this authorization please contact the following:
Ryan LLC, Bill Dudula, 617-892-4352 or bill.dudula@ryan.com

This authorization shall remain effective as long as permitted by law or until revoked in writing by the owner.

Property Owner:


Signature

Arthur C Borawski
Printed Name

2/10/21
Date

CEO
Title

I certify that the signature above is a true and correct signature provided as a duly appointed officer or authorized employee of the above referenced company. If a copy of this form is being submitted, I will produce the original form with original signature upon request. If a completed application for changed assessment is attached to this authorization, I certify that a copy has been forwarded to applicant named in this application.

RYAN, LLC.

By: _____

Date: _____

For Property: Hilton Garden Inn Wallingford/Meriden
Trailing 12 Mos. Income Statement
As of 12/31/2020

	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)	Total (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	2,557	3,107	1,592	353	789	1,732	2,507	2,773	1,813	1,998	1,476	1,193	21,890
Occ %	59.34%	77.08%	36.95%	8.47%	18.31%	41.53%	58.18%	64.35%	43.48%	46.37%	35.40%	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													
Room Revenue	299,990.70	371,899.96	191,934.15	31,214.76	73,309.67	152,408.40	245,043.04	308,694.86	173,335.00	201,875.00	144,377.00	110,145.00	2,304,227.54
F&B Revenue	70,255.29	69,985.85	44,560.07	700.82	1,355.93	4,790.70	18,598.26	31,010.24	39,927.25	41,465.70	28,156.40	29,166.20	379,972.71
Telephone Revenue	74.25	212.85	64.35	39.60	9.90	193.05	193.05	247.50	145.04	159.84	118.08	95.44	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	264,389.37	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	41,430.65	568,337.49
F&B Expenses	63,128.28	73,615.85	48,839.14	(2,924.42)	2,304.20	10,348.90	20,709.76	27,058.82	25,214.34	26,312.96	21,720.74	20,752.31	336,650.88
Telephone Expenses	2,560.82	1,044.07	2,151.24	(872.58)	770.82	971.55	1,930.70	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	7,127.01	(3,630.00)	(4,279.07)	3,625.24	(948.27)	6,091.09	(2,111.50)	3,951.42	14,712.91	15,152.74	6,885.66	8,413.89	43,341.83
Telephone Profit	(2,486.57)	(831.22)	(2,096.89)	2,912.18	(760.92)	(778.20)	(1,737.71)	(2,315.58)	(2,129.96)	(2,115.16)	(2,179.56)	(2,179.56)	(16,676.81)
Other Profit	431.60	2,498.41	7,218.12	(1,772.31)	203.21	73.19	554.02	173.77	290.19	315.72	243.69	204.63	10,434.24
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													
G&A Expenses	34,488.98	25,302.34	26,881.71	27,172.22	9,772.57	18,033.06	21,208.89	20,206.12	17,074.73	19,482.37	18,403.36	20,902.59	260,938.94
Sales & Marketing Expenses	29,422.92	27,893.04	20,208.78	4,596.63	7,775.92	6,091.09	16,798.52	16,203.34	16,070.26	17,085.96	16,140.52	16,645.86	192,932.54
Repairs & Maintenance Expenses	22,294.55	20,073.21	21,564.04	10,067.33	9,584.25	12,667.66	11,917.38	12,663.74	10,548.54	11,184.84	14,565.88	10,879.94	188,611.36
Utility Expenses	13,597.72	21,076.43	10,700.19	9,043.69	15,973.96	9,313.74	11,309.85	16,020.20	8,069.00	9,100.00	19,000.00	12,385.00	155,580.88
Franchise Fees	47,346.46	53,093.91	30,336.74	7,778.70	10,482.45	19,194.28	29,806.81	36,758.57	27,067.68	30,931.18	22,308.73	18,176.93	333,882.44
Total Overhead Expenses	147,150.63	147,438.93	111,691.46	58,658.27	56,672.56	62,416.42	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Replacement Reserve	16,099.00	16,099.00	16,099.00	16,099.00	16,099.00	16,099.00	16,099.00	16,099.00	16,099.00	16,099.00	16,099.00	16,099.00	193,188.00
Management Fees	13,906.27	16,672.71	1,828.49	9,142.47	1,131.86	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	2,781.25	3,334.54	1,828.49	226.37	561.59	1,180.99	1,280.99	0.00	1,603.03	1,828.95	1,296.96	1,047.28	15,689.45
Insurance - WC/DIS/Prop	9,995.67	9,995.67	9,995.67	9,995.67	9,995.67	9,995.67	12,734.69	9,995.67	9,933.83	9,933.83	9,933.83	9,933.87	122,439.74
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

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

As of 12/31/2020

	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)	Total (Mixed)
Debt Service													
Debt Service - Interest 1	60,095.44	56,043.76	60,327.32	4,123.00	11,825.62	20,547.19	59,879.70	61,832.81	62,790.12	62,710.96	62,631.49	62,551.69	585,359.10
Debt Service - Principal 1	0.00	0.00	0.00	0.00	0.00	0.00	17,550.97	17,623.45	17,623.45	19,789.80	17,777.97	19,939.95	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	-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	-138,247.94	-710,683.03
Depreciation & Amortization													
Total Depreciation & Amortization	0.00	0.00	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	-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	-138,247.94	-710,683.03

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

MTD ACTUAL	%	MTD BUDGET	BUDGET VARIANCE	MTD LAST YEAR	LAST YEAR VARIANCE	YTD ACTUAL	%	YTD BUDGET	BUDGET VARIANCE	YTD LAST YEAR	LAST YEAR VARIANCE
Summary											
4,309		4,309	0	0	4,309	27,383		27,383	0	0	27,383
2,842		2,669	173	0	2,842	23,358		21,676	1,682	0	23,358
65.94%		61.94%	4.01%	0.00%	65.95%	85.30%		79.16%	6.14%	0.00%	85.30%
117.55		129.21	-11.65	0.00	117.55	134.01		141.90	-7.89	0.00	134.01
77.53		80.03	-2.50	0.00	77.53	114.31		112.33	1.98	0.00	114.31
Revenue											
334,089.99	76.75%	344,855.00	(10,765.01)	0.00	334,089.99	3,130,194.93	83.59%	3,075,915.02	54,279.91	0.00	3,130,194.93
100,335.02	23.05%	80,455.00	19,880.02	0.00	100,335.02	606,741.65	16.20%	566,340.03	40,401.62	0.00	606,741.65
674.10	0.15%	213.52	460.58	0.00	674.10	1,753.70	0.05%	1,706.75	46.95	0.00	1,753.70
171.53	0.04%	773.63	(602.10)	0.00	171.53	6,105.70	0.16%	6,773.73	(668.03)	0.00	6,105.70
Departmental Expenses											
75,027.16	22.46%	78,513.69	(3,486.53)	0.00	75,027.16	603,744.14	19.29%	602,439.92	1,304.22	0.00	603,744.14
79,087.64	78.82%	65,419.60	13,668.04	0.00	79,087.64	435,724.66	71.81%	438,098.16	(2,373.50)	0.00	435,724.66
3,861.80	572.88%	3,000.00	861.80	0.00	3,861.80	28,333.22	1.61%	22,496.37	5,836.85	0.00	28,333.22
73.58	42.90%	165.48	(91.90)	0.00	73.58	3,798.23	62.21%	2,950.15	848.08	0.00	3,798.23
Departmental Profit											
259,062.83	77.54%	266,341.31	(7,278.48)	0.00	259,062.83	2,526,450.79	80.71%	2,473,475.10	52,975.69	0.00	2,526,450.79
21,247.38	21.18%	15,035.40	6,211.98	0.00	21,247.38	171,016.99	28.19%	128,241.87	42,775.12	0.00	171,016.99
(3,187.70)	472.88%	(2,786.48)	(401.22)	0.00	(3,187.70)	(26,579.52)	1.51%	(20,789.62)	(5,789.90)	0.00	(26,579.52)
97.95	57.10%	608.15	(510.20)	0.00	97.95	2,307.47	37.79%	3,823.58	(1,516.11)	0.00	2,307.47
Total Departmental Profit											
277,220.46	63.69%	279,198.38	(1,977.92)	0.00	277,220.46	2,673,195.73	71.38%	2,584,750.93	88,444.80	0.00	2,673,195.73
Overhead											
32,867.08	7.55%	40,006.68	(7,139.60)	0.00	32,867.08	237,419.35	6.34%	262,833.58	(25,414.23)	0.00	237,419.35
28,851.49	6.63%	35,397.33	(6,545.84)	0.00	28,851.49	226,348.86	6.04%	269,870.94	(43,522.08)	0.00	226,348.86
25,014.04	5.75%	21,418.16	3,595.88	0.00	25,014.04	141,894.49	3.79%	153,225.97	(11,331.48)	0.00	141,894.49
16,502.02	3.79%	18,603.00	(2,100.98)	0.00	16,502.02	107,634.40	2.87%	114,195.82	(6,561.42)	0.00	107,634.40
47,281.33	10.86%	48,275.88	(994.55)	0.00	47,281.33	424,366.17	11.33%	424,427.10	(60.93)	0.00	424,366.17
Total Overhead Expenses											
150,515.96	34.58%	163,701.05	(13,185.09)	0.00	150,515.96	1,137,663.27	30.38%	1,224,553.41	(86,890.14)	0.00	1,137,663.27
Gross Operating Profit											
126,704.50	29.11%	115,497.33	11,207.17	0.00	126,704.50	1,535,532.46	41.00%	1,360,197.52	175,334.94	0.00	1,535,532.46
Fixed Expenses											
15,203.32	3.49%	15,203.32	0.00	0.00	15,203.32	106,423.24	2.84%	106,423.24	0.00	0.00	106,423.24
0.00	0.00%	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	
16,099.00	3.70%	16,099.00	0.00	0.00	16,099.00	80,495.00	2.15%	80,495.00	0.00	0.00	80,495.00
16,322.65	3.75%	15,986.14	336.51	0.00	16,322.65	140,429.86	3.75%	136,902.58	3,527.28	0.00	140,429.86
3,534.53	0.81%	3,197.23	337.30	0.00	3,534.53	28,355.96	0.76%	27,380.52	975.44	0.00	28,355.96
7,534.33	1.73%	9,938.33	(2,404.00)	0.00	7,534.33	66,649.32	1.78%	69,053.32	(2,404.00)	0.00	66,649.32
Total Fixed Expenses											
58,693.83	13.48%	60,424.02	(1,730.19)	0.00	58,693.83	422,353.38	11.28%	420,254.66	2,098.72	0.00	422,353.38
Net Operating Income (Loss)											
68,010.67	15.62%	55,073.31	12,937.36	0.00	68,010.67	1,113,179.08	29.73%	939,942.86	173,236.22	0.00	1,113,179.08



One International Place
100 Oliver Street, 18th 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

Sent 2/16/2021

Enc.

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT		
1 Level	2 Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed	
WALFORD OWNER LLC					COM LAND	2-1	823,400	576,400
2001 CROCKER RD STE 300					COM BLDG	2-2	12,789,700	8,953,000
WESTLAKE OH 44145								
Alt Prcl ID 2009053 Census: 1760 Old MBLU TC MAP # 5367/5106/5118 TC MAP # Record Lot A GIS ID 138299		SUPPLEMENTAL DATA P/Z MAP # 277/252 ENG MAP Easement 1534/839 Town Line IND PARK II Assoc Pld#		WALLINGFORD, CT 6148				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)		
Year	Code	Description	Amount	Code	Description	Number	Amount	Year	Code	Assessed
		WALFORD OWNER LLC	1605 1036	Q			13,925,000	2020	2-1	576,400
		CT WALLINGFORD LLC	1471 0950	U			0	2021	2-2	8,953,000
		PRA WALLINGFORD LLC	1257 0256	U			1,675,000			
		WE WALLINGFORD LAND LLC	0981 0260	U			2,900,000			
		MEDWAY ASSOCIATES LTD PARTNERSHIP	0559 0475	U			0			
Total			0.00				9529400	Total		9529400

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
		ASSESSING NEIGHBORHOOD	
		Tracing	
		Batch	

HILTON GARDEN 139 UNITS		4/20 GENERATOR		SEE TC MAP 5106 1/27/09		SEE ALSO MAP 67/22		SURVEY: 4669 2/23/01		SURVEY: 4681 3/21/01	
Total		12,277,100		273,600		239,000		823,400		13,613,100	

BUILDING PERMIT RECORD		LAND LINE VALUATION SECTION												
Permit ID	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	ID	Type	Is	Cd	Purpose/Result
22031	07-13-2015	CO	C-Occupancy		08-31-2015	100		PARTIAL CO 5767	12-23-2020	JW1	03		40	No change
22031	07-13-2015	CO	C-Occupancy		08-31-2015	100		PARTIAL CO 5767	04-21-2020	LS	03		01	Measured
29401	04-01-2015	CM	Commercial	4,000	08-31-2015	100		GAS FIREPLACE	10-21-2016	KC	09	7	20	Map Change
29401	04-01-2015	CM	Commercial	4,000	08-31-2015	100		GAS FIREPLACE	09-10-2015	SJ	06		16	Letter Sent-Cost Informatio
29309	01-16-2015	CM	Commercial	165,000	08-31-2015	100		ELEVATOR/SEE PERMIT	08-31-2015	KC	02	1	60	Permit - Measure & List
29309	01-16-2015	CM	Commercial	165,000	08-31-2015	100		ELEVATOR/SEE PERMIT 236	07-16-2015	KC	02		71	Court Decision
28991	09-12-2014	CM	Commercial	53,000	08-31-2015	100		IG POOL	10-01-2014	KC	02		63	Permit Check - No Measur

LAND LINE VALUATION SECTION		VISIT/CHANGE HISTORY												
Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nhbd.	Nhbd Adj	Notes	Location Adjustment	Adj Unit Price	Land Value
1	3000	HOTELS FULLS	I5	43,560	SF	2.76	1.00000	C	1.00	C70	1,250	0	3.45	150,300
1	3000	HOTELS FULLS	I5	4,480	AC	120,200	1.00000	0	1.00	C70	1,250	0	673,100	823,400

APPRaised VALUE SUMMARY	
Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)
12,277,100	273,600
Appraised Ob (B) Value (Bldg)	239,000
Appraised Land Value (Bldg)	823,400
Special Land Value	0
Total Appraised Parcel Value	13,613,100
Valuation Method	C

Total Card Land Units 5,480 AC Parcel Total Land Area: 5,4800 Total Land Value 823,400



CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 104		Hotel Full Service			
Model 94		Commercial			
Grade B+					
Stories: 6					
Occupancy 139.00		Brick Veneer			
Exterior Wall 1 19		Stucco/Masonry			
Exterior Wall 2 17		Rigid Fm/Bjst			
Roof Structure 09		Tar & Gravel			
Roof Cover 04		Drywall			
Interior Wall 1 05					
Interior Wall 2 14		Carpet			
Interior Floor 1 15		Quarry Tile			
Interior Floor 2 03		Gas			
Heating Fuel 04		Forced Air-Duc			
Heating Type 03		Central			
AC Type 03		HOTELS FULLSVC			
Bldg Use 3000		1 Room			
Total Rooms 1					
Total Bedrooms					
Total Baths					
Heat/AC 01		Heat/AC Pkgs			
Frame Type 06		Fireproof Steel			
Baths/Plumbing 02		Average			
Ceiling/Wall 06		Ceil & Walls			
Rooms/Prtns 02		Average			
Wall Height 9.00					
% Cornn Wall					
1st Floor Use:					

Code	Description	LB	Units	Unit Price	Yr Bit	Cond.	Cd	% Gd	Grade	Grade Adj	Appr. Value
PAV1	Paving-Asphal	L	60.00	3.00	2015	E		90	C	1.00	162,000
LT1	Lights-In w/PL	L	18	860.00	2015	E		90	C	1.00	13,900
LT2	w/Double Light	L	2	1400.00	2015	E		90	C	1.00	2,500
SPL3	Ingr Pool Gunit	L	648	51.00	2015	E		90	A	1.75	52,100
PAT1	Patio-Avg	L	1,160	6.00	2015	E		90	B	1.35	8,500
SPR2	Sprinklers Wet	B	94.04	1.40	2015	E		63		0.00	82,900
ELV2	Pass Elev	B	6	25000.00	2015	E		63		0.00	94,500
ELV2	Pass Elev	B	6	25000.00	2015	E		63		0.00	94,500
FPL	FIREPLACE	B	1	2700.00	2015	E		63		0.00	1,700

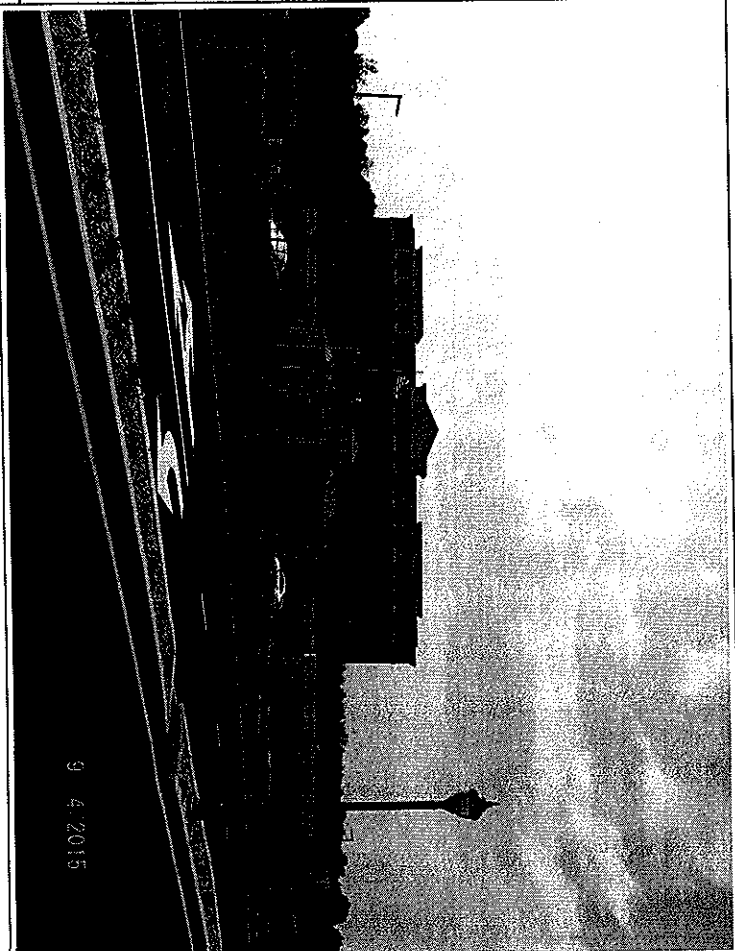
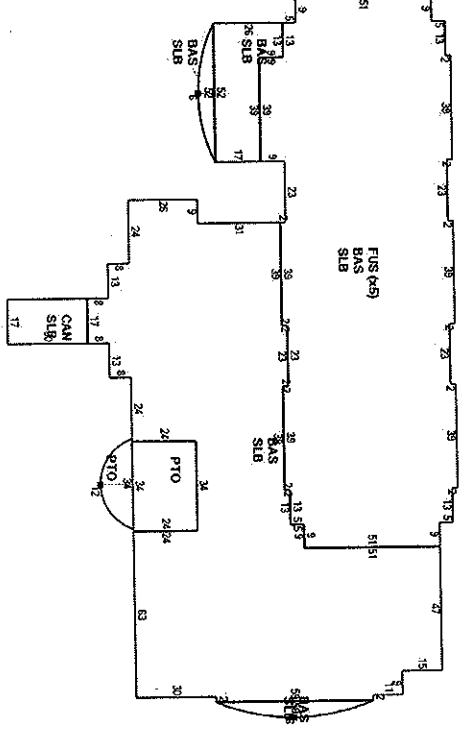
OB - OUTBUILDING & YARD ITEMS/E / XE - BUILDING EXTRA FEATURES(B)

Code	Description	LB	Units	Unit Price	Yr Bit	Cond.	Cd	% Gd	Grade	Grade Adj	Appr. Value
PAV1	Paving-Asphal	L	60.00	3.00	2015	E		90	C	1.00	162,000
LT1	Lights-In w/PL	L	18	860.00	2015	E		90	C	1.00	13,900
LT2	w/Double Light	L	2	1400.00	2015	E		90	C	1.00	2,500
SPL3	Ingr Pool Gunit	L	648	51.00	2015	E		90	A	1.75	52,100
PAT1	Patio-Avg	L	1,160	6.00	2015	E		90	B	1.35	8,500
SPR2	Sprinklers Wet	B	94.04	1.40	2015	E		63		0.00	82,900
ELV2	Pass Elev	B	6	25000.00	2015	E		63		0.00	94,500
ELV2	Pass Elev	B	6	25000.00	2015	E		63		0.00	94,500
FPL	FIREPLACE	B	1	2700.00	2015	E		63		0.00	1,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
BAS	First Floor	28,104	28,104	28,104	206.75	5,810,460
CAN	Canopy	0	510	102	41.35	21,088
FUS	Upper Story, Finished	65,940	65,940	65,940	206.75	13,632,996
PTO	Patio	0	1,113	111	20.62	22,949
SLB	Slab	0	28,614	0	0.00	0
Ttl Gross Liv / Lease Area		94,044	124,281	94,257		19,487,493

CONDO DATA			
Parcel Id	C	B	OWNE
Adjust Type	Code	Description	Facto%
Condo Fir			
Condo Unit			
COST / MARKET VALUATION			
Building Value New	19,487,493		
Year Built	2015		
Effective Year Built	A		
Depreciation Code	5		
Remodel Rating	0		
Year Remodeled	32		
Depreciation %	1		
Functional Obsol	63		
External Obsol	12,277,100		
Trend Factor			
Condition			
Condition %			
Percent Good			
Cns Sect Rcnld			
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
Cost to Cure Ovr			
Cost to Cure Ovr Comment			





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. 2020-018

APPLICATION

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

HEARING DATE: _____

WALLINGFORD ASSESSOR
FEB 21 PM 1:58

Property Owner:	<u>Mark and Janet Swanson</u>
Name of property Owner	<u>Mark and Janet Swanson</u>
Mailing Address	<u>45 Nod Brook Rd</u>
City, State, Zip	<u>Wallingford CT 06492</u>
Phone	<u>203-605-4275</u>

Appellant (if other than owner):	_____
Name of Owner's Agent	_____
Mailing Address	_____
City, State, Zip	_____
Phone	_____

Appellant's Capacity Owner Owner's Agent
(If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.)

Janet Swanson Mark Swanson
Print applicant name and date

Janet Swanson Mark Swanson
Applicant signature

Fill out only the section for the property type under appeal.

Motor Vehicle: Year _____ Make /Model: _____ Plate# _____ Mileage _____

Real Estate: 45 Nod Brook Road
(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?: \$ 289,000

Briefly state the basis of the Appeal: Houses sold Raised Ranch
32 Nod Brook 11/14/20 263,900 62 Nod Brook 290,00
7/15/20 54 Nod Brook 270,000 12/7/20

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 Janet Swanson Mark Swanson

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	
Code	Description	Level	Public Water	Paved	Suburban	Code	Assessed
1	SWANSON MARK R + JANETA A	1	2	1	2	1-1	81,700
						1-3	123,700
SUPPLEMENTAL DATA AIR PCL ID 094002038 Census: 1755 Old MBLU TC MAP # 3028 TC MAP # Record Lot GIS ID 11631 Assoc Pld#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)		
Year	Description	Amount	Code	Description	Number	Amount	Comm Int	Year	Assessed	
1422	0611	09-30-2011	Q	I	279,900	00		2021	1-1	
0743	0852	11-30-1992			170,000	0		2020	1-1	
0479	0015	12-04-1978						2019	1-3	
Total								205400	Total	205400

EXEMPTIONS

Year	Code	Description	Amount
Total			0.00

ASSESSING NEIGHBORHOOD

Nbhd Name: B
 Tracing: Batch

NOTES

1ST=3 BED, 2B, K, LR, DR,
 OTHER-2
 FLL=2 ROOMS=DEN+GAME RM
 2020 REAR FENCE EST

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Description	Amount	Comm Int
Total		0.00	

BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY	
Permit Id	Issue Date	Date	Purpose/Result
26237	12-07-2011	08-15-2020	29 Field Review
26237	11-16-2011	04-27-2020	01 Measured
10544-1	06-05-1998	02-05-2018	19 Map Correction-No Value
		08-08-2015	29 Field Review
		05-01-2015	75 2015 DM - No Change
		04-10-2012	63 Permit Check - No Measur
		08-02-2010	29 Field Review

LAND LINE VALUATION SECTION		VALUATION	
B Use Code	Description	Zone	Land Typ
1	1010 Single Family	R18	
		Unit Price	5.69
		Size Adj	1.00000
		Site Index	5
		Cond.	1.00
		Nbhd.	60
		Nbhd. Adj	1.140
		Location Adjustment	1.0000
		Adj Unit P	6.48
		Land Value	116,700
Total Card Land Units		0.413	AC
Parcel Total Land Area		0.4132	
Total Land Value			116,700

APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card) 162,400
 Appraised Xf (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 14,300
 Appraised Land Value (Bldg) 116,700
 Special Land Value 0
 Total Appraised Parcel Value 293,400
 Valuation Method C

Total Appraised Parcel Value 293,400

This signature acknowledges a visit by a Data Collector or Assessor

VISION

6148
 WALLINGFORD, CT

CURRENT OWNER		TOPO	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
SWANSON MARK R + JANET A		1 Level	2 Public Water	1 Paved	2 Suburban	Description	Code	Appraised	Assessed
45 NOD BROOK RD						RES LAND DWELLING	1-1	116,700	81,700
WALLINGFORD CT 06492							1-3	176,700	123,700
Alt Pricl ID 094002038 Census: 1755 Old MBLU TC MAP # 3028 TC MAP # Record Lot GIS ID 11631		SUPPLEMENTAL DATA P/Z MAP # ENG MAP Easement Town Line IND PARK Assoc Pld#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
SWANSON MARK R + JANET A	1422	0611	09-30-2011	Q	1	279,900	00	Year	Code	Assessed	Year	Code	Assessed
NOVITSKI DANIELA	0743	0852	11-30-1992			170,000		2021	1-1	81,700	2020	1-1	80,600
PAPALE DAVID B & KAREN W	0479	0015	12-04-1978			0			1-3	123,700		1-3	110,300
Total						205,400		Total		283,400	Total		205,400

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm Int
Year	Code	Description	Amount	Code	Description	Number	Amount
Total						0.00	

ASSESSING NEIGHBORHOOD		Nbhd	Nbhd Name	Tracing	Batch
Nbhd	60		B		

NOTES
 1ST=3 BED, 2B, K, LR, DR,
 OTHER-2
 FLL=2 ROOMS=DEN+GAME RM
 2020 REAR FENCE EST

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
26237	12-07-2011	CA	C - Approval	0	04-10-2012	100				PELLET STOVE
26237	11-16-2011	RS	Residential	3,700	04-10-2012	100				PELLET STOVE
10544-1	06-05-1998			3,500		100				

LANDLINE VALUATION SECTION										
Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj
1	1010 Single Family	R18		18,000 SF	5.69	1.00000	5	1.00	60	1.140
Total Card Land Units				0.413	AC	Parcel Total Land Area				0.4132
Total Land Value										116,700

APPRaised VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised X1 (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
		162,400	0	14,300	116,700	0	293,400

VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
08-15-2020	LS	03		29		01	Field Review
04-27-2020	WH	08		08		19	Map Correction-No Value
02-05-2018	KC	08		7		29	Field Review
08-08-2015	JG			75		2015 DM - No Change	
05-01-2015	V			63		Permit Check - No Measur	
04-10-2012	JS			02		Field Review	
08-02-2010	SR			29		Field Review	

APPRAISED VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised X1 (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
		162,400	0	14,300	116,700	0	293,400

APPRAISED VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised X1 (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
		162,400	0	14,300	116,700	0	293,400

APPRAISED VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised X1 (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
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APPRAISED VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised X1 (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
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APPRAISED VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised X1 (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
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APPRAISED VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised X1 (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
		162,400	0	14,300	116,700	0	293,400

APPRAISED VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised X1 (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
		162,400	0	14,300	116,700	0	293,400

APPRAISED VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised X1 (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
		162,400	0	14,300	116,700	0	293,400



CONSTRUCTION DETAIL (CONTINUED)

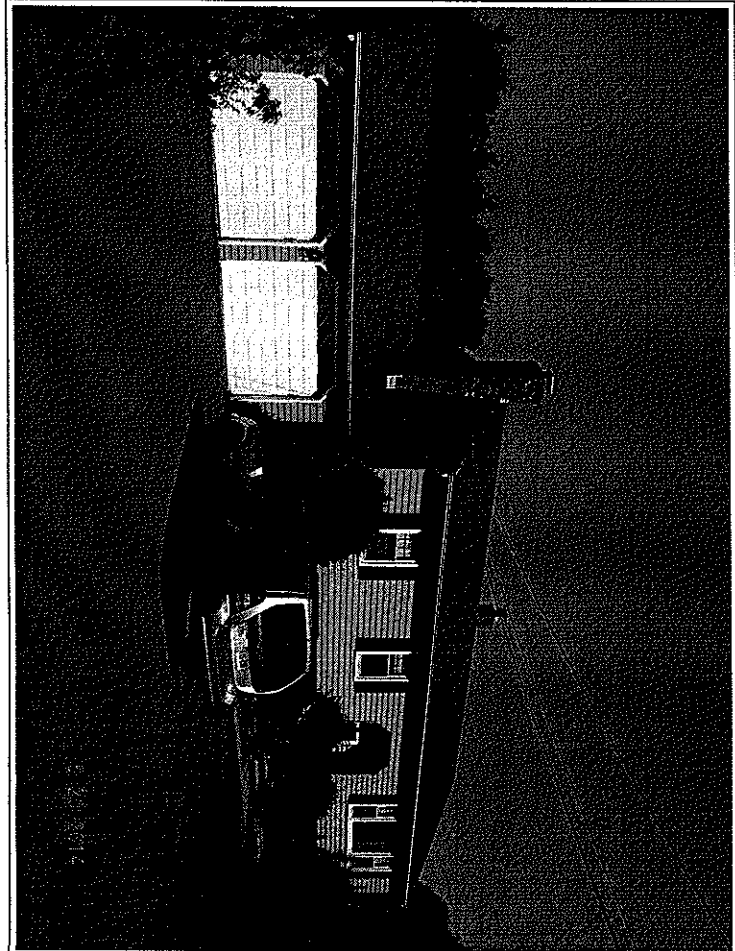
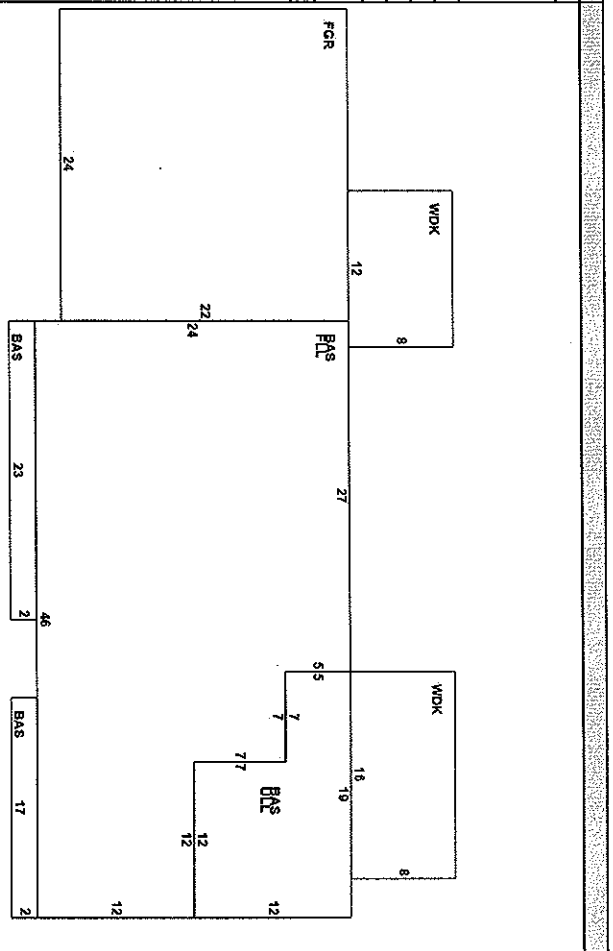
Element	Cd	Description	Element	Cd	Description
Style: 08		Raised Ranch			
Model: 01		Residential			
Grade: C					
Stories: 1		1 Story			
Occupancy: 1					
Exterior Wall 1: 26		Aluminum Siding			
Exterior Wall 2: 03		Gable			
Roof Structure: 03		Asphalt			
Interior Wall 1: 05		Drywall			
Interior Wall 2: 14		Carpet			
Interior Flr 1: 02		Oil			
Interior Flr 2: 05		Hot Water			
Heat Fuel: 03		Central			
Heat Type: 03		3 Bedrooms			
AC Type: 03					
Total Bedrooms: 03					
Total Bathrms: 2					
Total Half Baths: 0					
Total Xtra Fixrs: 8		8 Rooms			
Total Rooms: 02		Average			
Bath Style: 02		Average			
Kitchen Style: 02					
Whirlpool Tub: 1					
Fireplaces: 1					

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

Code	Description	LB	Units	Unit Price	Yr Bit	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value
SPL2	Ingr Pool-Vinyl	L	512	37.00	1985	A		50	C	1.00	9,500
WDK	Wood Deck	L	280	16.00	1998	A		50	C	1.00	2,200
GAZ	Gazebo	L	162	20.00	1995	A		50	C	1.00	1,600
SHD1	Shed Frame	L	160	13.00	1995	A		50	C	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,184	1,184	1,184	96.54	114,303
FGR	Garage	0	528	211	38.58	20,370
FLL	Finished Lower Level	0	925	694	72.43	66,999
ULL	Unfin Lower Level	0	179	54	29.12	5,213
WDK	Deck, Wood	0	224	22	9.48	2,124
Ttl Gross Liv / Lease Area		1,184	3,040	2,165		209,009



2020 - 018



Town of Wallingford, Connecticut

Ian 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**

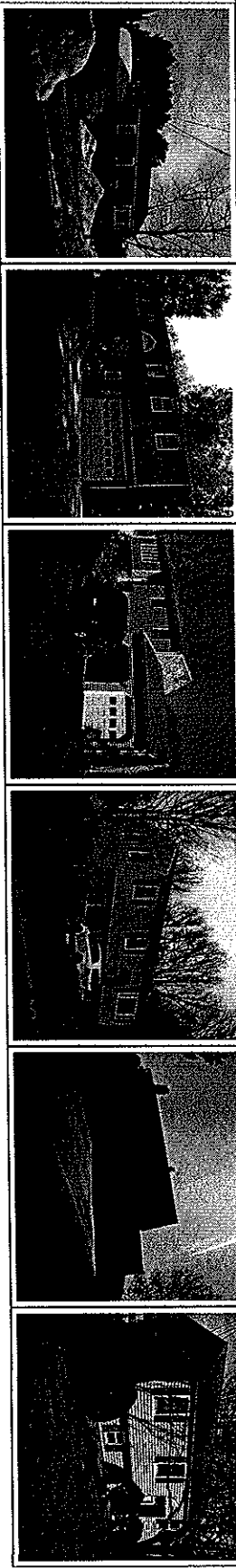
Recommendation:

No Change

2020-018

WALLINGFORD, CT

PROPERTIES	SUBJECT PARCEL	COMPARABLE #1	COMPARABLE #2	COMPARABLE #3	COMPARABLE #4	COMPARABLE #5
Mblu Location Pr Assng Dist Primary Use Parcel Value Sale Date Sale Price Adjusted Price	16011147111 45 NOD BROOK RD 60 1010 293,400 08-12-2019 252,500 00	10211119111 93 CHESHIRE RD 60 1010 263,000 07-02-2019 252,500 00	13111126111 146 1/2 COOK HILL RD 60 1012 313,400 07-02-2019 287,000 00	13011156111 9 CORNWELL RD 60 1012 304,400 10-16-2019 333,000 00	16011169111 62 NOD BROOK RD 60 1010 276,400 07-15-2020 290,000 00	13011197111 10 SUMMERWOOD DR 60 1010 265,400 07-30-2020 257,000 00
BUILDING ATTRIBUTES	1993 Area Effective Pr Assng Dist Grade: Style Desc Appraised Bldg Value	1990.00 2164.00 60 C Raised Ran 149,600	1999.00 2114.00 60 C+ Raised Ran 184,700	1992.00 2275.00 60 C+ Raised Ran 184,700	1993.00 1930.00 60 C+ Raised Ran 158,500	1991.00 1843.00 60 C+ Raised Ran 148,600
Total Appraised Extra Feat Total Appraised Outbidg	00 14,300	00 14,300	2,400 13,800	2,200 13,500	00 1,200	00 6,400
LAND ATTRIBUTES	Site Index Condition Factor Total Appraised Land	5 1.00 116,700	5 0.90 113,400	5 0.95 125,800	5 1.00 116,700	5 0.95 110,400
VALUE SUMMARY	Net Adjustments Adjusted Price Adjusted Price/SF Appraised Price/SF	30,400 30,400 26.68 222.13	-20,000 -20,000 -16.89 264.7	-11,000 -11,000 -09.29 257.09	17,000 17,000 14.36 233.45	28,000 28,000 23.65 224.16



Final Value : 304,000

CURRENT OWNER	TOPO	UTILITIES	STRT/ROAD	LOCATION	DESCRIPTION	CODE	APPRaised	ASSESSED	VISION
PONZIO ROBERT S + KATELYN E	2 Above Street	2 Public Water	1 Paved	2 Suburban	RES LAND DWELLING	1-1	116,700	81,700	6148
62 NOD BROOK RD						1-3	159,700	111,800	WALLINGFORD, CT
WALLINGFORD CT 06492									
SUPPLEMENTAL DATA Alt Prcl ID 094002037 Census: 1755 Old MBLU TC MAP # 3028 TC MAP # Record Lot GIS ID 11630 Assoc Pld# P/Z MAP # ENG MAP Easement Town Line IND PARK									

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SULLIVAN DAWN	1629	1190	07-15-2020	Q	290,000	00	2020	1-1	81,700	2019	1-1	80,600	2018	1-1	80,600
PONZIO ROBERT S + KATELYN E	1629	1189	07-15-2020	U		40									
PONZIO ROBERT S + NELSON KATELYN E	1255	1078	06-07-2006	Q	315,000	00		1-3	111,800		1-3	105,400		1-3	105,400
COLEMAN MARGARET E TRUSTEE OF	1046	0659	09-13-2002	U		29					1-4	600		1-4	600
COLEMAN THOMAS L & MARGARET E	0475	0592	09-28-1978			0									
PREVIOUS ASSESSMENTS (HISTORY) Total 276,400 193,500 Total 193,500 186,600															

Year	Code	Description	Amount	Code	Description	Number	Amount	Code	Amount	Code	Amount
EXEMPTIONS Total 0.00											
OTHER ASSESSMENTS Total 193,500											

Nbhd	Nbhd Name	Tracing	Batch
60	B		
ASSESSING NEIGHBORHOOD			

Year	Code	Description	Amount	Code	Description	Number	Amount	Code	Amount	Code	Amount
APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 158,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,200 Appraised Land Value (Bldg) 116,700 Special Land Value 0 Total Appraised Parcel Value 276,400 Valuation Method C											

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
9895-1	10-03-1997			9,600		100		

Use Code	Description	Zone	Land Typ	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
B	1010	Single Family	R18	18,000	SF	5.69	1.00000	5	1.00	60	1.140	1.0000	6.48	116,700

LAND LINE VALUATION SECTION Total Card Land Units 0.413 AC Parcel Total Land Area 0.4132 Total Land Value 116,700														
---	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Date	Id	Type	Is	Cd	Field Review	Phone Appt	Measured	Map Correction-No Value	Field Review	Letter Sent - No Response
08-15-2020	LS			29	Field Review					
06-17-2020	MG			03	Phone Appt					
04-27-2020	WH			03	Measured					
02-05-2018	KC			08	Map Correction-No Value					
08-08-2015	JG			29	Field Review					
08-02-2010	SR			29	Field Review					
06-08-2010	V			10	Letter Sent - No Response					

Comp

VISION



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

MAP ASSESSOR
SEP 21 02:23

Hearing No. 2020-022 APPLICATION

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

HEARING DATE:

Property Owner: Parodayco, Philip + Dawn
Name of property Owner
13 Park Ln
Mailing Address
Wallingford Ct. 06492
City, State, Zip
203 265 7092
Phone

Appellant (if other than owner):
Name of Owner's Agent
Mailing Address
City, State, Zip
Phone

Appellant's Capacity [X] Owner [] Owner's Agent
(If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.)

Philip L. Parodayco 2/5/21
Print applicant name and date

Philip L. Parodayco
Applicant signature

Fill out only the section for the property type under appeal.

Motor Vehicle: Year Make /Model: Plate# Mileage

Real Estate: 13 Park Lane, Wallingford Ct. 06492
(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?: \$ 200,000.00

Briefly state the basis of the Appeal: Based on other similar
properties in the neighborhood. There have been
no major improvements to this property in 20+ years.

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

Print Name

Motion:

Voting Record Initials
Thomas Vitali
Carl Bonamico
Robert Avery

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION
PARODAYCO PHILIP L AND DAWN M	13 PARK LA	4 Rolling	2 Public Water	1 Paved	2 Suburban
WALLINGFORD CT	WALLINGFORD, CT				
SUPPLEMENTAL DATA Alt Prcl ID 064002030 Census: 1753 Old MBLU TC MAP # TC MAP # Record Lot GIS ID 7595 Assoc Pid#					

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC
PARODAYCO PHILIP L AND DAWN M		0740 0664	10-23-1992			110,000	
WHOOLEERY THOMAS & CYNTHIA		0595 0489	02-02-1987			0	
Total						110,000	

EXEMPTIONS		Amount	Description	Number	Amount	Comm Int
		0.00				

ASSESSING NEIGHBORHOOD		Amount	Description	Number	Amount	Comm Int
Nbhd	110		B			
Tracing						

1ST=LR,KIT,2BR,1BTH
 1/20 IA
 SHD1=NV
 FCP = NO DOORS @ EITHER END

BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments
Permit Id	10877-1	3,000		100		
Issue Date	09-01-1998					

LAND LINE VALUATION SECTION														
B Use Code	Description	Zone	Land Typ	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1010 Single Family	R18		18,942 SF	5.44	1.00000	5	1.00	110	1.100		1.0000	5.99	113,400
Total Card Land Units 0.435 AC Parcel Total Land Area 0.4348														

CURRENT ASSESSMENT		Code	Year	Code	Assessed V	Year	Code	Assessed
RES LAND	1-1	79,400	2020	1-1	81,800	2019	1-1	81,800
DWELLING	1-3	77,700	2020	1-3	51,200	2019	1-3	51,200
Total		157,100		1-4	500		1-4	500
Total		157,100		Total	157,100		Total	133,500

PREVIOUS ASSESSMENTS (HISTORY)		Year	Code	Assessed V	Year	Code	Assessed
		2021	1-1	81,800	2019	1-1	81,800
		2020	1-3	51,200	2019	1-3	51,200
		2020	1-4	500	2019	1-4	500

APPRaised VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
		110,100	0	900	113,400	0	224,400
Valuation Method		C					

VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
		12-15-2020	HH			40	No change
		12-07-2020	JW1			40	No change
		01-10-2020	GD	03		00	Measur+Listed
		10-30-2019	FS	03		08	Meas/Int Refusal-No Info G
		09-14-2015	V			29	Field Review
		03-10-2010	SR			29	Field Review
		12-05-2009	KC	06	7	19	Map Correction-No Value

APPRaised VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
		110,100	0	900	113,400	0	224,400
Valuation Method		C					

VISION

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			
Valuation Year	Improvements	Land	Total
2020	\$77,700	\$79,400	\$157,100

Owner of Record

Owner PARODAYCO PHILIP L AND DAWN M
Co-Owner
Address 13 PARK LA
WALLINGFORD, CT 06492

Sale Price \$110,000
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
WHOOOLERY 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

Use Code 1010
Description Single Family
Zone R18
Neighborhood 110
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.43
Frontage
Assessed Value \$79,400
Appraised Value \$113,400

Outbuildings

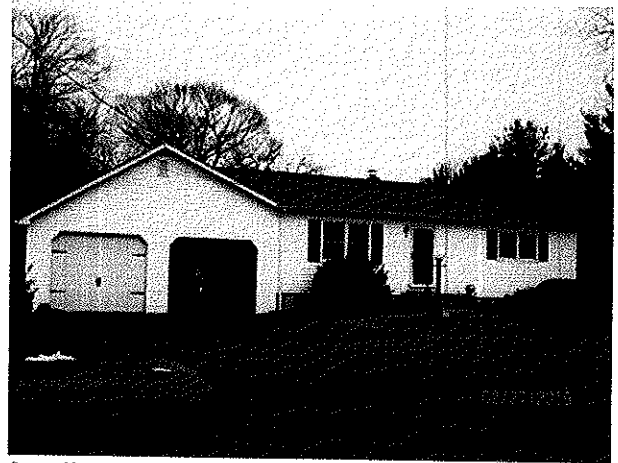
Outbuildings							Legend
Code	Description	Sub Code	Sub Description	Size	Value	Assessed Value	Bldg #
SHD1	Shed Frame			140.00 S.F.	\$900	\$600	1

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

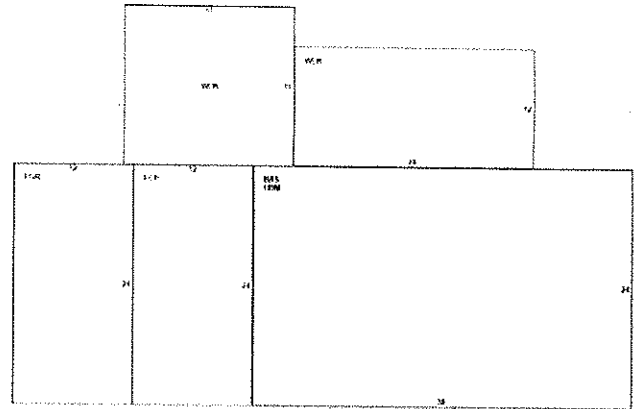
Living Area: 912
Replacement Cost: \$141,097
Building Percent Good: 78
Replacement Cost Less Depreciation: \$110,100



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

Building Attributes	
Field	Description
Style:	Ranch
Model	Residential
Grade:	C
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Vinyl Siding
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:	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	

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
UBM	Basement, Unfinished	912	0
WDK	Deck, Wood	560	0
		2,960	912

Extra Features

Extra Features	Legend

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

Assessment			
Valuation Year	Improvements	Land	Total
2020	<i>+0.4%</i> \$89,300	\$88,800	\$178,100

Owner of Record

Owner DOCKER WANDA
Co-Owner
Address 17 PARK LN
WALLINGFORD, CT 06492

Sale Price \$0
Certificate
Book & Page 1408/0829
Sale Date 02/28/2011
Instrument 08

Ownership History

Ownership 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

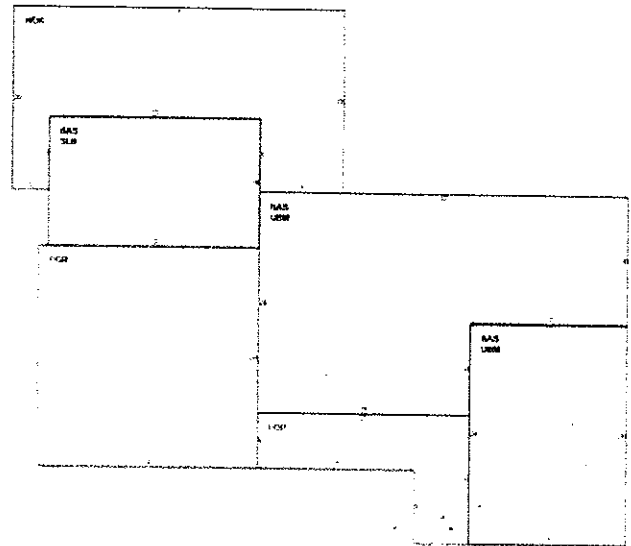
Building Attributes

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 Flr 1	Carpet
Interior Flr 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	
Cndtn	
Whirlpool Tub	
Fireplaces	1
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	



(<http://images.vgsi.com/photos/WallingfordCTPhotos/A02\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	

Extra Features

Extra Features

Legend

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			
Valuation Year	Improvements	Land	Total
2020	\$51,500	\$75,400	\$126,900

Owner of Record

Owner LOGSDON TODD

Sale Price \$0

Co-Owner

Certificate

Address 19 PARK LN
WALLINGFORD, CT 06492

Book & Page 1098/0189

Sale Date 06/20/2003

Instrument 29

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

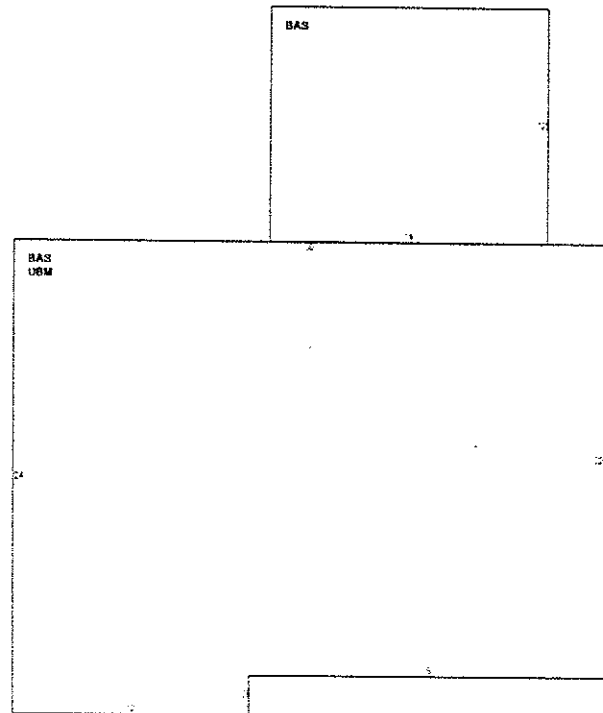
Building Photo



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

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	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 Layout



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

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

Extra Features

Extra Features

Legend

No Data for Extra Features

Land

Land Use

Use Code 1010
 Description Single Family
 Zone R18
 Neighborhood 110
 Alt Land Appr No
 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	Bldg #
FGR1	Garage-Avg			280.00 S.F.	\$2,900	\$2,000	1
SHD1	Shed Frame			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

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			
Valuation Year	Improvements	Land	Total
2020	\$65,200	\$81,200	\$146,400

Owner of Record

Owner CHAMBERLAIN KELLY

Sale Price \$0

Co-Owner

Certificate 1

Address 23 PARK LN
WALLINGFORD, CT 06492

Book & Page 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	\$0		0858/0767		04/08/1997
WLODYKA KAZIMIERZ & AGNES	\$0		0324/0410		05/01/1965

Building Information

Building 1 - Construction 1

Year Built: 1940
 Living Area: 966
 Replacement Cost: \$125,491
 Building Percent Good: 65
 Replacement Cost
 Less Depreciation: \$81,600

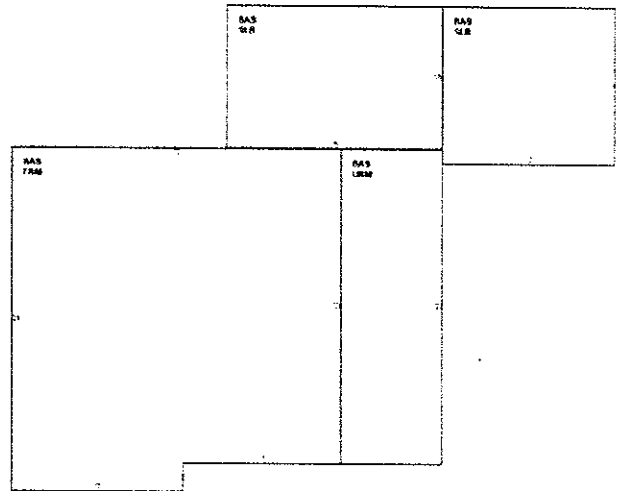
Building Photo



(<http://images.vgsi.com/photos/WallingfordCTPhotos/A02\02\76\3>)

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 Half 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 Layout



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

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	966	966
FBM	Basement, Finished	530	0
SLB	Slab	282	0
UBM	Basement, Unfinished	154	0
		1,932	966

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1010
Description Single Family
Zone R18
Neighborhood 110
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 1.44
Frontage
Assessed Value \$81,200
Appraised Value \$116,000

Outbuildings

Outbuildings							Legend
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

Me	13 Park Ln	133,500 to 157,100	+15.1%	
		House 51,700 to 77,700	+34%	
32	Sunny Ct.	219,100 to 223,600	+2%	
3	Park Ln	158,800 to 163,200	+2.7%	
5	Park Ln	158,800 to 165,900	+4.3%	
6	Park Ln	134,000 to 144,500	+7.3%	
8	Park Ln	175,000 to 176,100	+0.7%	
10	Park Ln	169,200 to 187,200	+10%	Garage To Living
12	Park Ln	166,900 to 182,800	+8.7%	House 1 Bedroom 48AC Land down 3,500
19	Park Ln	127,500 to 126,900	-0.4%	
23	Park Ln	179,200 to 146,400	+5%	Land down 3,300 1.44 AC
27	Park Ln	295,900 to 284,300	-2.3%	Land down 4,600 1.95 AC
64	Heritage Woods	110,900 to 115,600	+4.1%	Condo
38	Academy st	204,300 to 223,700	+8.7%	
54	W. Ridgeland	171,600 to 176,900	+3%	
10	Taylor Ln	404,400 to 421,900	+4.2%	
35	Creek Trail	135,100 to 131,200	-2.9%	

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



Town of Wallingford, Connecticut



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: www.vgsi.com. 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 www.town.wallingford.ct.us.

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

CURRENT OWNER		TOPO	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT		6148
PARODAYCO PHILIP L AND DAWN M	4 Rolling	2 Public Water	1 Paved	2 Suburban	Description	Code	Appraised	
13 PARK LA					RES LAND DWELLING	1-1	113,400	79,400
WALLINGFORD CT 06492						1-3	111,000	77,700
SUPPLEMENTAL DATA Alt Prci ID 064002030 Census: 1753 Old MBLU TC MAP # TC MAP # Record Lot GIS ID 7595 P/Z MAP # ENG MAP Easement Town Line IND PARK Assoc Pld#								

RECORD OF OWNERSHIP		BK/VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
Year	Code	Description	Amount	Code	Description	Number	Amount	Year	Code	Assessed V	Year	Code	Assessed
		PARODAYCO PHILIP L AND DAWN M	0740 0664		10-23-1992		110,000	2021	1-1	79,400	2020	1-1	81,800
		WHOOLERY THOMAS & CYNTHIA	0595 0489		02-02-1987		0		1-3	77,700		1-3	51,200
Total							157,100	Total	157,100	Total	157,100	Total	133,500

EXEMPTIONS		OTHER ASSESSMENTS		
Year	Code	Description	Amount	
Total				0.00

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	Tracing	Batch
110	B		
1ST=LR,KIT,2BR,1BTH 1/20 IA SHD1=NV FCP = NO DOORS @ EITHER END			

BUILDING PERMIT RECORD		VISIT/CHANGE HISTORY	
Permit Id	Issue Date	Type	Description
10877-1	09-01-1998		
Total Appraised Parcel Value		224,400	

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Typ	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj. Unit P	Land Value
1	1010	Single Family	R18		18,942 SF	5.44	1.00000	5	1.00	110	1.100		1.0000	5.99	113,400
Total Card Land Units 0.435 AC															
Parcel Total Land Area 0.4348															
Total Land Value 113,400															

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 01	01	Ranch			
Model: 01	01	Residential			
Grade: C					
Stories: 1	1	1 Story			
Occupancy: 1	1				
Exterior Wall 1: 25		Vinyl Siding			
Exterior Wall 2: 03		Gable			
Roof Structure: 03		Asphalt			
Interior Wall 1: 05		Drywall			
Interior Wall 2: 14		Carpet			
Interior Fir 1: 12		Hardwood			
Interior Fir 2: 02		Oil			
Heat Fuel: 05		Hot Water			
Heat Type: 03		Central			
AC Type: 02		2 Bedrooms			
Total Bedrooms: 1					
Total Bathrms: 0					
Total Half Baths: 4		4 Rooms			
Total Xtra Fixts: 02		Average			
Total Rooms: 02		Average			
Bath Style: 02					
Kitchen Style: 02					
Whitpool Tub					
Fireplaces					

CONDO DATA

Parcel Id	C	B	S
Adjust Type	Code	Description	Factor%
Condo Fir			
Condo Unit			

COST / MARKET VALUATION

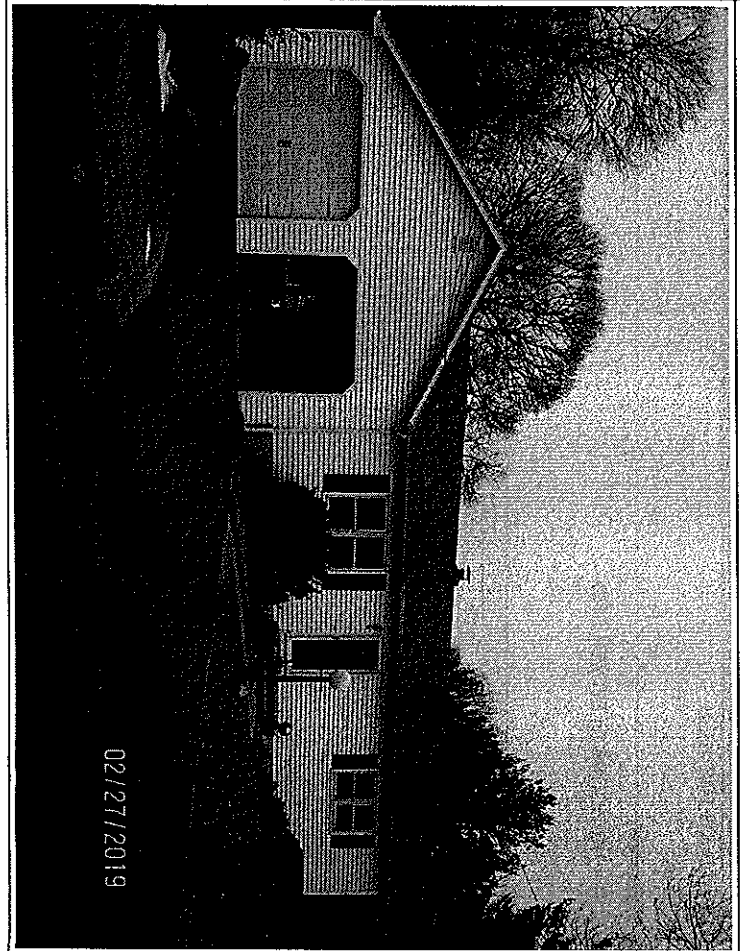
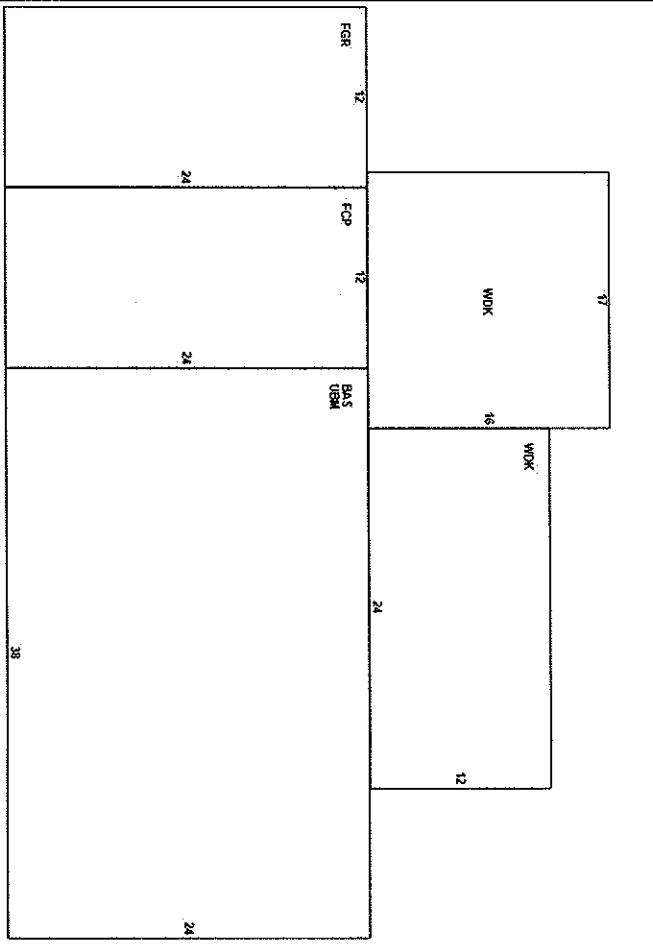
Building Value New	141,097
Year Built	
Effective Year Built	1968
Depreciation Code	G
Remodel Rating	
Year Remodeled	22
Depreciation %	
Functional Obsol	
External Obsol	1
Trend Factor	
Condition	
Condition %	78
Percent Good	110,100
RCNLD	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

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

Code	Description	L/B	Units	Unit Price	Yr Bit	Cond. Cd	% Cd	Grade	Grade Adj.	Appr. Value
SHD1	Shed Frame	L	140	13,007	2001	A	50	C	1,00	900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
BAS	First Floor	912	912	912	102.87	93,817
FCP	Carport	0	288	58	20.72	5,966
FGR	Garage	0	288	115	41.08	11,830
UBM	Basement, Unfinished	0	912	182	20.53	18,722
WDK	Deck, Wood	0	560	56	10.29	5,761
TH Gross Liv / Lease Area		912	2,960	1,323		136,096



2020-022



Town of Wallingford, Connecticut

Ian 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: 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**

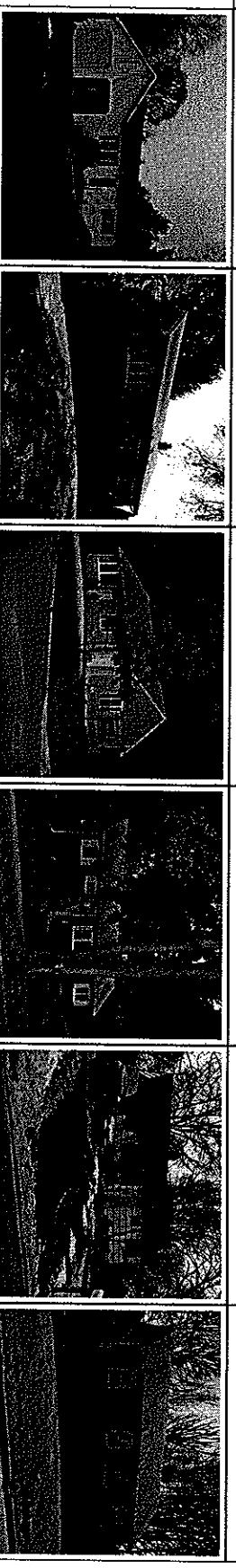
Recommendation:

No Change

2020-022

WALLINGFORD, CT

PROPERTIES	SUBJECT PARCEL	COMPARABLE #1	COMPARABLE #2	COMPARABLE #3	COMPARABLE #4	COMPARABLE #5
Mblu Location Pr Assng Dist Primary Use Parcel Value Sale Date Sale Price Adjusted Price	187///19/// 13 PARK LN 110 1010 224,400	106///165/// 4 DORIS ST 110 1010 224,700 10-09-2018 222,500 00	177///53/// 34 SHADY DR 110 1010 242,500 03-05-2019 245,300 00	188///145/// 34 CARDINAL DR 110 1010 256,200 01-02-2020 259,900 00	176///130/// 99 POND HILL RD 110 1010 216,000 06-24-2019 245,000 00	106///156/// 6 RUSSELL ST 110 1010 237,200 07-01-2020 240,000 00
BUILDING ATTRIBUTES		Adjustments	Adjustments	Adjustments	Adjustments	Adjustments
Effective Year Built	1998					
Area Effective	1323	1996.00	1996.00	1996.00	1987.00	1996.00
Pr Assng Dist	110	1326.00	1328.00	1409.00	1301.00	1478.00
Grade:	C	110	110	110	110	110
Style Desc	Ranch	C	C	C	C	C
Appraised Bldg Value	110,100	113,300	130,400	119,900	99,400	124,500
		-3,200	-20,300	-9,800	10,700	-14,400
Total Appraised Extra Feat	00	00	00	00	00	00
Total Appraised Outldg	900	7,000	00	11,700	2,200	6,600
		-6,100	900	-10,800	-1,300	-5,700
LAND ATTRIBUTES						
Site Index	5	5	5	5	5	5
Condition Factor	1.00	1.00	1.00	1.00	1.00	1.00
Total Appraised Land	113,400	104,400	112,100	124,600	114,400	106,100
		9,000	1,300	-11,200	-1,000	7,300
VALUE SUMMARY						
Net Adjustments		-300	-18,100	-31,800	8,400	-12,800
Adjusted Price		-300	-18,100	-31,800	8,400	-12,800
Adjusted Price/SF		-0.33	-19.85	-34.87	09.21	-14.04
Appraised Price/SF		246.38	265.9	280.92	236.84	260.09



Final Value : 222,200



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. 2020-023

APPLICATION

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

11 FEB 21 PM 8:07
MILED ASSESSOR

HEARING DATE: _____

Property Owner:	<u>CHRISTINE PETERSON</u>
Name of property Owner	<u>CHRISTINE PETERSON</u>
Mailing Address	<u>3 PLYMOUTH COURT</u>
City, State, Zip	<u>WALLINGFORD CT 06492</u>
Phone	<u>203-265-9647</u>

Appellant (if other than owner):	_____
Name of Owner's Agent	_____
Mailing Address	_____
City, State, Zip	_____
Phone	_____

Appellant's Capacity Owner Owner's Agent
(If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.)

Christine Peterson (owner)
Print applicant name and date 2/8/21

Christine Peterson
Applicant signature 2/8/21

Fill out only the section for the property type under appeal.

Motor Vehicle: Year _____ Make /Model: _____ Plate# _____ Mileage _____

Real Estate: 3 PARKVIEW ROAD (3 PLYMOUTH COURT)
(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? : \$ 194,000

Briefly state the basis of the Appeal: SEE ATTACHED

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

2/8/21

DEAR BOARD OF ASSESSMENT APPEALS,

THERE HAVE BEEN NO UPDATES TO MY HOME, LAST MARKET VALUE ASSESSMENT WAS \$191,800. PER USION SOLUTIONS MY HOME IS COMPARABLE TO "UPDATED HOMES" IN THE AREA, AS OPPOSED TO HOMES IN MY IMMEDIATE CIRCLE

1.) 9 PLYMOUTH COURT SOLD FOR \$187,000 (MAY 2018) WITH ATTACHED GARAGE

2.) 4 PARKVIEW ROAD SOLD FOR \$205,000 (DECEMBER 2020) WITH ATTACHED GARAGE

I WOULD ALSO ADD HISTORICALLY LOW INTEREST RATES ARE DRIVING UP PRICES AND DO NOT REFLECT TRUE VALUE.

I BELIEVE A FAIR MARKET VALUE OF MY HOME WOULD BE \$194,000.

THANK-YOU FOR YOUR CONSIDERATION AND REVIEW,

SINCERELY,

CHRISTINE PETERSON
3 PLYMOUTH COURT (3 PARKVIEW RD)
WALTON, CT

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT		VISION	
1 Level	2 Public Water	1 Paved	2 Suburban	Description	Code	Appraised	Assessed	Year	Code	Assessed	Year	Code	Assessed
PETERSON CHRISTINE E		RES LAND DWELLING		1-1	100,600	70,400	2019	1-1	68,200	2019	1-1	68,200	6148
3 PARKVIEW RD		WALLINGFORD, CT		1-3	104,100	72,900	2019	1-3	65,900	2019	1-3	65,900	
WALLINGFORD CT 06492		06492		Total		204,700	143,300	Total		143,300	Total		134,200
Alt Prcl ID 068001033 Census: 1755 Old MBLU TC MAP # Record Lot GIS ID 8383		SUPPLEMENTAL DATA P/Z MAP # ENG MAP Easement Town Line IND PARK Assoc Pld#											

RECORD OF OWNERSHIP		BK/VOL/PAGE		SALE DATE		OU / V /		SALE PRICE		VC		PREVIOUS ASSESSMENTS / HISTORY	
Year	Code	Amount	Code	Description	Number	Amount	Comm Int	Year	Code	Assessed	Year	Code	Assessed
PETERSON CHRISTINE E		0770	0610	11-17-1993		110,000		2021	1-1	70,400	2020	1-1	68,200
DIME SAVINGS BK OF WALLINGFORD		0749	0068	02-17-1993		0			1-3	72,900		1-3	65,900
YUHAS JOHN J & BARBARA J		0693	0564	09-10-1990		0			1-4	100		1-4	100
Total						0.00		Total		143,300	Total		134,200

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
Total		0.00	

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	Tracing	Batch
20	B		
1ST=2 BED,1B,L,R,K,DR 2ND=2 BED,.5B 19' RR DRMR 3 BED PER DM			

BUILDING PERMIT RECORD		APPRaised VALUE SUMMARY	
Permit ID	Issue Date	Amount	Insp Date
Total Appraised Parcel Value		204,700	

VISIT / CHANGE HISTORY		APPRaised VALUE SUMMARY	
Date	Id	Type	Is
12-07-2020	JV1	03	40
04-29-2020	JP	03	01
10-05-2015	KL		29
09-21-2010	DM		17
07-16-2010	SR		29
06-08-2010	V		10
05-24-2010	MK	03	01

LAND LINE VALUATION SECTION										
B	Use Code	Description	Zone	Land Typ	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.
1	1010	Single Family	R18		8,100 SF	11.29	1.00000	5	1.00	20
Total Card Land Units 0.186 AC										
Parcel Total Land Area 0.1860										
Total Land Value 100,600										

CONSTRUCTION DETAIL (CONTINUED)

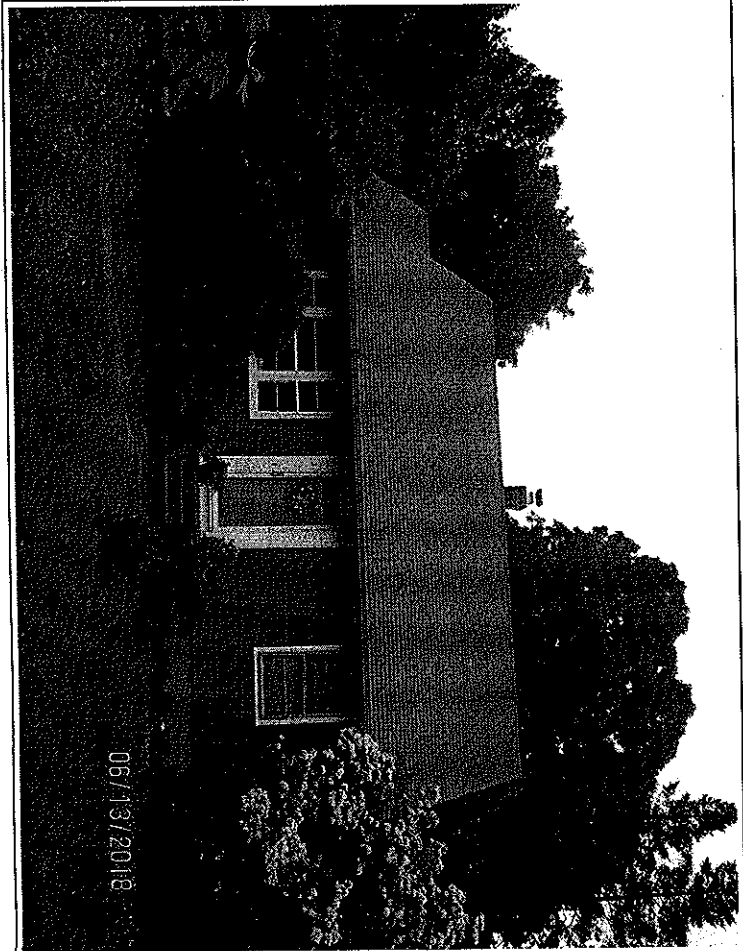
Element	Cd	Description	Element	Cd	Description
Style: 04		Cape Cod Residential			
Model: 01		Residential			
Grade: C					
Stories: 1.5		1 1/2 Stories			
Occupancy: 1		Wood Shingle			
Exterior Wall 1: 14					
Exterior Wall 2: 03		Gable			
Roof Structure: 03		Asphalt			
Roof Cover: 05		Drywall			
Interior Wall 1: 05					
Interior Wall 2: 12		Hardwood			
Interior Flr 1: 05		Vinyl/Asphalt			
Interior Flr 2: 03		Gas			
Heat Fuel: 05		Hot Water			
Heat Type: 01		None			
AC Type: 03		3 Bedrooms			
Total Bedrooms: 03					
Total Bathrms: 1		1 Half Bath			
Total Half Baths: 1					
Total Xtra Fixtrs: 6		Average			
Total Rooms: 02		Average			
Bath Style: 02					
Kitchen Style: 02					
Whirlpool Tub					
Fireplaces					

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

Code	Description	V/B	Units	Unit Price	Yr Blt	Cond.	Cd	% Cd	Grade	Grade Adj.	Appr. Value
SHD1	Shed Frame	L	48	13.00	2002	A		50	C	1.00	300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
BAS	First Floor	904	904	904	94.95	85,835
CRL	Crawl Space	0	160	0	0.00	0
EAU	Attic Expansion, Unfinished	0	160	40	23.74	3,798
FHS	Half Story, Finished	446	744	446	56.92	42,348
FOP	Porch, Open	0	40	8	18.99	760
UBM	Basement, Unfinished	0	744	149	19.02	14,148
UEP	Unfin Porch	0	72	36	47.48	3,418
Ttl Gross Liv / Lease Area		1,350	2,824	1,583		150,307



06/13/2018

2020-023



Town of Wallingford, Connecticut

Ian 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: Ian 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

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	
1 Level	2 Public Water	1 Paved	2 Suburban	Description	Code	Appraised	Assessed
PETERSON CHRISTINE E		RES LAND DWELLING		1-1	100,600	70,400	71,500
3 PARKVIEW RD		WALLINGFORD, CT		1-3	102,100		
WALLINGFORD CT 06492		WALLINGFORD, CT					
SUPPLEMENTAL DATA At Pricl ID 068001033 Census: 1755 Old MBLU TC MAP # TC MAP # Record Lot GIS ID 8383 Assoc Pld#		P/Z MAP # ENG MAP # Easement Town Line IND PARK					

RECORD OF OWNERSHIP		BK/VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
Year	Code	Description	Amount	Code	Description	Number	Amount	Year	Code	Assessed V	Year	Code	Assessed
PETERSON CHRISTINE E		0770	0610	11-17-1993			110,000	2019	1-1	68,200	2018	1-1	68,200
DIME SAVINGS BK OF WALLINGFORD		0749	0068	02-17-1993			0	2019	1-3	65,900	2018	1-3	65,900
YUHAS JOHN J & BARBARA J		0693	0564	09-10-1990			0	2019	1-4	100	2018	1-4	100
Total						0.00		Total		143,300	Total		134,200

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
Total		0.00	

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	Tracing	Batch
20	B		

1ST=2 BED, 1B, L/R, K, D/R
 2ND=2 BED, 5B
 19' RR DRMR
 3 BED PER DM



BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY	
Permit Id	Issue Date	Type	Description

LAND LINE VALUATION SECTION											
Use Code	Description	Zone	Land Typ	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	
B	1010	Single Family	R18	8,100	SF	11.29	1.00000	5	1.00	20	1.100
Total Card Land Units 0.186 AC											
Parcel Total Land Area 0.1860											
Total Land Value 100,600											

VISION

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	101,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	300
Appraised Land Value (Bldg)	100,600
Special Land Value	0
Total Appraised Parcel Value	202,700
Valuation Method	C

Total Appraised Parcel Value 202,700

Date	Id	Type	Is	Cd	Purpose/Result
12-07-2020	JW1	03		40	No change
04-29-2020	JP.	03		01	Measured
10-05-2015	KL			29	Field Review
09-21-2010	DM			17	Data Mailer Change
07-16-2010	SR			29	Field Review
06-08-2010	V			10	Letter Sent - No Response
05-24-2010	MK	03		01	Measured

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
+
all hearings
(pertains to all hearings)

Hearing 3/22/21 - 7-8pm

Hearing # 2020-153 - 2020-160



JOSEPH EQUIPMENT COMPANY

300 GAY STREET ~ MANCHESTER, NH 03103

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

KRUZ

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,

Brian Thibeault

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

PHONE (603) 641-8608 ~ FAX (603) 666-3716

www.josephequipment.com ~ josephequipment@aol.com

Jonathan Gavin

From: josephequipment@aol.com
Sent: Tuesday, July 10, 2018 5:12 PM
To: Jonathan Gavin
Cc: apayne@fontaineheavyhaul.com; tvickers@fontaineheavyhaul.com
Subject: STACK PICK UP AT FONTAINE

Hi Jon

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

From: josephequipment@aol.com
Sent: Tuesday, July 10, 2018 5:27 PM
To: Jonathan Gavin
Cc: apayne@fontaineheavyhaul.com; tvickers@fontaineheavyhaul.com
Subject: Re: STACK PICK UP AT FONTAINE

Hi Jon
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.

Vicki

JOSEPH EQUIPMENT CO.
300 Gay Street
Manchester, NH 03103
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

From: josephequipment@aol.com
Sent: Thursday, July 12, 2018 1:13 PM
To: Jonathan Gavin
Subject: contact info for driver(s) picking up in AL

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 availablecall today



From: josephequipment@aol.com [<mailto:josephequipment@aol.com>]
Sent: Tuesday, July 10, 2018 5:12 PM
To: Jonathan Gavin <jgavin@unitedconcrete.com>
Cc: apayne@fontaineheavyhaul.com; tvickers@fontaineheavyhaul.com
Subject: STACK PICK UP AT FONTAINE

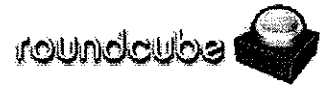
Hi Jon

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

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;
- 2) 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;
- 2) 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;
- 5) a copy of the vehicle's bill of sale or the vehicle's invoice(s); and
- 6) proof of the price(s) paid for any modification(s) made to the vehicle purchased and the October 1 List date (sales contract, itemized bill of materials, etc.)

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
United
Concrete
ALL

-----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



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

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.

MOTOR VEHICLE TAX BILL

TAXPAYER'S COPY

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

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.

LIST NUMBER	LC	DIST	ON GRAND LIST	TOTAL TAX DUE
2019 MV 0023046			OCTOBER 1, 2019	July 1, 2020 \$5,898.40
MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT	DELINQUENT AFTER OCT 1, 2020
29.1900	202,070	0	202,070	

T14 P4413 *****SCH 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. ***

BILL #	YEAR	MAKE	MODEL	VIN #	CC	REG #	COC #	VALUE	EXEMPT	TAX DUE
0090460	2018	FONTA	TL	57J4533C5J3575108	10	AJ72035		38810	0	1,132.86
0090459	2018	FONTA	TL	57J4533C4J3575102	10	AJ72034		38810	0	1,132.86
0090462	2018	FONTA	TL	57J4533C1J3575106	10	AJ72037		38810	0	1,132.86
0090463	2018	FONTA	TL	57J4533C3J3575107	10	AJ72038		38810	0	1,132.86
0090461	2018	FONTA	TL	57J4533C7J3575109	10	AJ72036		38810	0	1,132.86
0090464	2003	TRANS		1TTF4820931070237	10	V92519		8020	0	234.10
TOTAL								202070	0	5,898.40

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

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 30th.

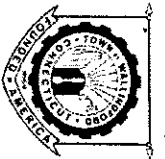
If exempt, what is the process of receiving a credit for the taxes that were paid in July of this year? (8 Fontaine trailers, 2 Doonan trailers)

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





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

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.

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

MOTOR VEHICLE TAX BILL

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

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.



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BILL #	YEAR	MAKE	MODEL	VIN #	CC	REG #	COC #	VALUE	EXEMPT	TAX DUE
0090492	2019	DOONA	482DBCTC	1D9BG4821K1609352	10	AJ72482		28600	0	834.83
0090498	2001	RAVEN	FLATBED	1R1F9482X1K510261	10	AJ73814		7980	0	232.94
0090501	1999	RAVEN	FLATBED	1R1F94828XX990809	10	AJ73817		7980	0	232.94
0090493	2019	DOONA	482DBCTC	1D9BG4825K1609354	10	AJ72483		28600	0	834.83
0090496	2015	SURET	ST10220T	5JW1U2029F1104828	10	AJ73808		2010	0	58.67
0090495	2007	FONTA	VFT	13N1482C371545138	10	AJ73800		14580	0	425.59
0090500	2013	SURET	ST10218T	5JW1U1826D1066009	10	AJ73816		3710	0	108.29
0090503	2016	GMC	SIERRA C	1GT01RBE3GZ129783	03	C039762		15660	0	457.12
0090494	2000	RAVEN	FLATBED	1R1F94826YK501051	10	AJ73798		7980	0	232.94
0090497	2000	RAVEN	FLATBED	1R1F94824YK501050	10	AJ73813		7980	0	232.94
0090499	2000	RAVEN	FLATBED	1R1F94826YK500028	10	AJ73815		7980	0	232.94
0090502	2006	TRAIL	TK140CS-	1TKB045416B113828	10	AJ75817		23280	0	679.54
0090505	2017	CHEVR	SILVERAD	1GC0KUEG2HZ404013	03	C111588		19690	0	574.75
0090504	2016	CHEVR	SILVERAD	1GB1KUEG4GF194989	03	C070195		20530	0	599.27
TOTAL								196560	0	5,737.59

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Make checks payable to:
COLLECTOR OF TAXES, WALLINGFORD
 PO BOX 5003
 WALLINGFORD, CT 06492-7503
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MOTOR VEHICLE TAX BILL

LIST NUMBER	LC	DIST	ON GRAND LIST
2019 MV 0023052			OCTOBER 1, 2019
MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT
29.1900	162,270	0	162,270
			TOTAL TAX DUE
			July 1, 2020
			\$4,736.67
			DELINQUENT AFTER OCT 1, 2020

T14 P4419 *****SCH 5-DIGIT 06492
 UNITED TRUCKING INC
 173 CHURCH ST
 YALESVILLE 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. ***

BILL #	YEAR	MAKE	MODEL	VIN #	CC	REG #	COC #	VALUE	EXEMPT	TAX DUE
0090547	1994	MACK	CH61	1M2AA13Y8RW030846	02	54865A		5970	0	174.26
0090550	1992	INTL	4000	1HTSDPPN7NH459643	02	54868A		4380	0	127.85
0090557	2007	PTRB	320	1NPZX0TX77D717308	02	55074A		41290	0	1,205.26
0090545	1991	MACK	H613	1M1AA13Y1MW009804	02	54863A		4740	0	138.36
0090548	2005	MACK	CHN6	1M1AJ06Y75N001753	02	54866A		18290	0	533.89
0090546	1996	MACK	H613	1M1AA14Y9TW061985	02	54864A		5260	0	153.54
0090549	1993	INTL	4900	1HTSDPEN0PH521189	02	54867A		4380	0	127.85
0090552	1998	PTRB	320	1NPZX9TX1WD711233	02	54870A		8170	0	238.48
0090555	1998	PTRB	320	1NPZX9TX7WD710846	02	54873A		7610	0	222.14
0090544	1996	MACK	600	1M1AA13Y0TW056448	02	54862A		4890	0	142.74
0090553	1991	MACK	CH61	1M1AA13Y5MW009806	02	54871A		4250	0	124.06
0090556	2007	PTRB	320	1NPZX0TX97D717309	02	55073A		41290	0	1,205.26
0090551	1988	MACK	600	1M2KI66C5JM001452	02	54869A		5360	0	156.46
0090554	1997	PTRB	320	1XPZX9EXXVD710132	02	54872A		6390	0	186.52
TOTAL								162270	0	4,736.67

TOTAL 162270 0 4,736.67 ✓

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Phone 203-294-2135 Fax 203-294-2137
Monday through Friday

PAYMENTS WE ACCEPT:

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

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TAXPAYER'S COPY
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MOTOR VEHICLE TAX BILL

LIST NUMBER	LC	DIST	ON GRAND LIST
2019 MV 0023053			OCTOBER 1, 2019
MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT
29.1900	660,650	0	660,650
			TOTAL TAX DUE
			July 1, 2020
			\$19,284.40
DELINQUENT AFTER OCT 1, 2020			

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



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BILL #	YEAR	MAKE	MODEL	VIN #	CC	REG #	COC #	VALUE	EXEMPT	TAX DUE
0090569	2015	MACK	CXU6	1M1AW07Y8FM044649	02	63755A		52470	0	1,531.60 ✓
0090563	2015	MACK	CHUG	1M1AN07Y7FM017722	02	60348A		69200	0	2,019.95 ✓
0090566	2015	MACK	CXU	1M1AW02Y5FM044325	02	60508A		52150	0	1,522.26 ✓
0090571	1998	MACK	CL700	1M2AD62Y1WM006034	02	64902A		8150	0	237.90 ✓
0090560	2015	MACK	CX46	1M1AW02Y3FM044324	02	59832A		52150	0	1,522.26 ✓
0090562	2015	MACK	CHUG	1M1AN07YXFM017722	02	60347A		69200	0	2,019.95 ✓
0090565	2015	MACK	CHUG	1M1AN07Y2FM017725	02	60350A		69200	0	2,019.95 ✓
0090568	2014	MACK	CXU6	1M1AW21Y3EM037823	02	63754A		51400	0	1,500.37 ✓
0090567	1993	INTL	9600	1HSRDBJR9PH526179	02	62543A		4250	0	124.06 ✓
0090570	2014	MACK	CXU6	1M1AW21Y1EM037822	02	63756A		51400	0	1,500.37 ✓
0090564	2015	MACK	CHU	1M1AN07Y6FM017713	02	60349A		69200	0	2,019.95 ✓
0090559	2015	MACK	CXU6	1M1AW02Y1FM044323	02	57554A		52150	0	1,522.26 ✓
0090558	1999	FRHT	FL11	1FVXTMEB4KHA17703	02	55075A		7580	0	221.26 ✓
0090561	2015	MACK	CXU6	1M1AW02Y7FM044326	02	60086A		52150	0	1,522.26 ✓
TOTAL								660650	0	19,284.40

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2019 MV 0023054			OCTOBER 1, 2019	July 1, 2020
MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT	\$3,399.18
29.1900	116,450	0	116,450	DELINQUENT AFTER OCT 1, 2020

TT14 P4421 *****SCH 5-DIGIT 06492
 UNITED TRUCKING INC
 173 CHURCH ST
 WALLINGFORD CT 06492-2267



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BILL #	YEAR	MAKE	MODEL	VIN #	CC	REG #	COC #	VALUE	EXEMPT	TAX DUE
0090577	2012	CHEVR	SILVERAD	1GB0CVCGXCF1542296	03	C183092		9980	0	291.32 ✓
0090578	2007	VOLVO	VHD	4V5K99GHS7N450321	02	L27560		29240	0	853.52 ✓
0090575	2002	FORD	F350 SUP	1FTWW32F02EB72823	02	AE05278		7740	0	225.93 ✓
0090574	2006	MITSU	FE85D	JL6CGHIS66K004819	02	AE05277		6300	0	183.90 ✓
0090579	1986	TRANS		148FS4527GA0022291	10	W24560		1540	0	44.95 ✓
0090572	2005	MAZDA	700	1M2AG11CX5M037308	02	65559A		29120	0	850.01 ✓
0090576	1987	GMC	C6500 C7	1GDM7DIE7HV538591	02	AE31043		3510	0	102.46 ✓
0090573	2007	PETER	CONVENTI	1NPF1UTXX7N744423	02	AB16296		29020	0	847.09 ✓
TOTAL								116450	0	3,399.18

OK SB
 7/8/20

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2019 MV 0023045			OCTOBER 1, 2019
MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT
29.1900	137,560	0	137,560
			TOTAL TAX DUE
			July 1, 2020
			\$4,015.37
DELINQUENT AFTER OCT 1, 2020			

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



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BILL #	YEAR	MAKE	MODEL	VIN #	CC	REG #	COC #	VALUE	EXEMPT	TAX DUE
0090469	2000	RAVEN	TRAILER	1R1F94824YK500027	10	AJ73801		7980	0	232.94
0090472	2000	RAVEN	FLATBED	1R1F94826YK500031	10	AJ75022		7980	0	232.94
0090475	1995	TALBE		40FL04520S1012948	10	V24765		3710	0	108.29
0090467	2000	GREAT	GPMS248	1GRDM9627YMO23501	10	AE45845		4890	0	142.74
0090470	2001	RAVEN	RAVENS	1R1F948261K510273	10	AJ74955		7980	0	232.94
0090473	1996	OSHA	S SERIES	10T3R0HH2F1052382	02	AP29278		6650	0	194.11
0090476	1980	TRANS	TDL19 42	TC13744	10	V50727		1000	0	29.19
0090458	2018	FONTA	TL	57J4533CGJ3575103	10	AJ72033		38810	0	1,132.86
0090471	2000	RAVEN	UNKNOWN	1R1F94828YK501052	10	AJ74966		7980	0	232.94
0090468	1998	FONTA	TL	13N1482CGXW1580273	10	AE45848		3700	0	108.00
0090474	1999	SIMCO	FLATBED	1S9C523A4YL648117	10	AX29378		11450	0	334.23
0090465	2015	GMC	SIERRA K	1GD12XEG0FF172558	03	2508DE		18340	0	535.34
0090466	2006	INTER	4000 SER	1HTMKAAN66H247306	02	AE30893		11130	0	324.88
0090477	2000	FONTA		4LFX4834YX3509538	10	V83258		5960	0	173.97
TOTAL								137560	0	4,015.37

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MOTOR VEHICLE BILLS

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Monday through Friday

PAYMENTS WE ACCEPT:

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

Wallingford, CT 06492-7503

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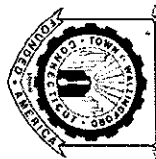
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TAXPAYER'S COPY
 (See reverse side for important information)

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

T14 P4411 *****SCH 5-DIGIT 06492
 UNITED CONCRETE PROD INC
 173 CHURCH ST
 WALLINGFORD CT 06492-2267



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BILL #	YEAR	MAKE	MODEL	VIN #	CC	REG #	COC #	VALUE	EXEMPT	TAX DUE
0090452	2000	RAVEN	FTD	1R1F94821YK501054	10	AJ773799		7980	0	232.94
0090455	2005	X-L	S T	4U3J053385L005160	10	AX293381		28000	0	817.32
0090453	2001	RAVEN	FLATBED	1R1F948251K510281	10	AJ75021		7980	0	232.94
0090451	1999	GMC	SAVANA G	1GDHG31F5X1152780	03	CL97227		2950	0	86.11
0090456	2000	RAVEN	TRAILER	1R1F94828YK501049	10	AX293383		7980	0	232.94
0090457	2011	AZTEC		1AZBJ1B34B1010714	10	V54712		2380	0	69.47
0090454	2014	MANAC	FLATBED	2M5131615E1138256	10	AX293380		27010	0	788.42
TOTAL								84280	0	2,460.14

✓

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TAXPAYER'S COPY
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2019 MV 0023049			OCTOBER 1, 2019
MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT
29.1900	51,890	0	51,890
			TOTAL TAX DUE
			July 1, 2020
			\$1,514.68
DELINQUENT AFTER OCT 1, 2020			

T14 P4416 *****SCH 5-DIGIT 06492
 UNITED CONCRETE PRODUCTS INC
 173 CHURCH ST
 WALLINGFORD CT 06492-2267



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BILL #	YEAR	MAKE	MODEL	VIN #	CC	REG #	COC #	VALUE	EXEMPT	TAX DUE
0090511	1992	CUSTO	FB5000	30075	10	V21040		580	0	16.93
0090508	2008	FORD	F550 SUP	1FDM57R68ED11494	02	L15369		12950	0	378.01
0090519	1992	TRAIL		1PTF71TR4NP011303	10	V73905		2030	0	59.26
0090514	1971	LOADC	TRAILER	CB710200	10	V56727		630	0	18.39
0090517	1988	TRSG	TRAILER	148RS4522JDA02993	10	V73903		1510	0	44.08
0090506	1995	INTER	4000 SER	1HTSCAAM0SH649666	02	K18197		4110	0	119.97
0090509	2007	GMC	T-SERIES	1GDU6F1397F416002	02	L21841		8820	0	257.46
0090512	1990	FRUEH		1H5P04023LM020001	10	V25742		1740	0	50.79
0090510	2005	CHEVR	4500 W45	J8BC4B16957010774	02	L27561		4570	0	133.40
0090513	2000	WABAS		1JJF452F6XS691281	10	V48708		3240	0	94.58
0090516	1981	TLBRT	F8TRL	5780	10	V68501		1810	0	52.83
0090507	1989	ADVA	CL8AP6	1A9TAC4S5K0007881	02	K77828		6650	0	194.11
0090515	2011	HOBS		1H4P0403XBF037703	10	V63980		1220	0	35.61
0090518	1992	TRAIL		1PTF71TR6N9010721	10	V73904		2030	0	59.26
TOTAL								51890	0	1,514.68

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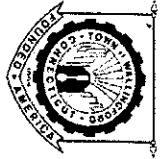
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MOTOR VEHICLE TAX BILL

LIST NUMBER	LC	DIST	ON GRAND LIST	TOTAL TAX DUE
2019 MV 0023050			OCTOBER 1, 2019	July 1, 2020 \$1,464.75
MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT	DELINQUENT AFTER OCT 1, 2020
29.1900	50,180	0	50,180	

T14 P4417 *****SCH 5-DIGIT 06492
 UNITED CONCRETE PRODUCTS INC
 173 CHURCH ST
 WALLINGFORD CT 06492-2267



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WJL



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BILL #	YEAR	MAKE	MODEL	VIN #	CC	REG #	COC #	VALUE	EXEMPT	TAX DUE		
0090532	1994	FONTA		4LFE2E4524R3559659	10	V95767		1850	0	54.00		
0090522	1961	FRUEH	TRL	BMF1422901	10	V82414		640	0	18.68		
0090525	1993	DORSE		1DTP86W25PP031563	10	V86724		2090	0	61.01		
0090528	2003	TRANS		1TTF4820831071766	10	V92532		8020	0	234.10		
0090526	1985	ROGER	BLANK	1RBH46308FAR20364	10	V87897		2310	0	67.43		
0090529	2003	TRANS		1TTF4820X31071770	10	V92581		8020	0	234.10		
0090520	1980	LOAD	353 DFP	11159	10	V79528		2170	0	63.34		
0090523	1987	EAST		1E1HSX287HRE08055	10	V83259		1430	0	41.74		
0090530	1995	KALYN		1K9F48215S1005539	10	V92582		5840	0	170.47		
0090533	2000	MANAC		2M5121463Y1065586	10	W10912		5620	0	164.05		
0090531	1988	ROGER	TRAILER	1RBH48407JAR21084	10	V95121		2680	0	78.23		
0090521	1980	KENS	SE	968K	10	V81228		580	0	16.93		
0090524	2004	FONTA		13N1452C041520076	10	V84851		6950	0	202.87		
0090527	1982	TUSCO	LOWBOY	2T900182927	10	V88840		1980	0	57.80		
TOTAL										50180	0	1,464.75

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2019 MV 0023051			OCTOBER 1, 2019	July 1, 2020
MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT	\$973.46
29.1900	33,350	0	33,350	DELINQUENT AFTER OCT 1, 2020

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



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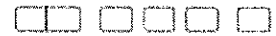


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0090542	1991	NELSO	SEMI	1N9822S3XM1012582	10	W16919		4380	0	127.85
0090537	2013	NOVAE	ST10218D	5JWTV1824D1066008	10	W14300		3710	0	108.29
0090540	2013	SURET	ST10220T	5JWTV2022D1066011	10	W14304		3710	0	108.29
0090543	2015	SURET	STR1021	5JW1U1827F1104826	10	W22437		3340	0	97.49
0090535	2000	WABAS		1JFF482W4YSS81069	10	W12997		5620	0	164.05
0090538	2013	SURET	ST10220T	5JWTV2020D1066010	10	W14302		3710	0	108.29
0090534	1982	DORSE	EXPANDAB	156483	10	W12407		1120	0	32.69
0090541	1987	FONTA		13N4464CXH1541376	10	W14305		1430	0	41.74
0090536	1997	WABAS		1JFF482F3VS437198	10	W14241		2620	0	76.48
0090539	2013	SURET	ST10216T	5JWTV1627C1056963	10	W14303		3710	0	108.29
TOTAL								33350	0	973.46

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FW: Property Tax Exemption Application
From Cheryl Carr  Date Fri 15:40



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
Yalesville, CT 06492
(203) 269-3119 x142
Fax: (203) 203-269-0230
CCarr@UnitedConcrete.com



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



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,tdgEd270Dp_GNBjp05S7RinessYnXAq-
1z9GEMQDrxwuxki0lnNo30Sj7JUwB58QieqLrMvqLV6W4rHNEjVIij986DirBUyT-2JmHRk8Ks8pP-xw2gm&typo=1](https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.unitedconcrete.com&c=E,1,tdgEd270Dp_GNBjp05S7RinessYnXAq-1z9GEMQDrxwuxki0lnNo30Sj7JUwB58QieqLrMvqLV6W4rHNEjVIij986DirBUyT-2JmHRk8Ks8pP-xw2gm&typo=1)
RCP now availablecall today

-----Original Message-----

From: assessor@wallingfordct.gov [mailto:assessor@wallingfordct.gov]
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>
To assessor <assessor@wallingfordct.gov>
Cc Susan Butler <SButler@unitedconcrete.com>, Cheryl Carr
<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 availablecall 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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All transactions are subject to compliance with our terms and conditions of sale or purchase, as applicable, which are available on our website www.fontaineheavyhaul.com or can be provided by calling the company at (205) 467-6171.

All purchases are subject to Fontaine Heavy Haul terms and conditions of purchase located on our website www.fontaineheavyhaul.com 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 availablecall 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
PaymentDue 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	Weight
07/12/2018			07/13/2018	\$0.00	42000

Stop	Company Name, Address, City, State and Zip Code	Qty	Description	Weight	Amount	Delivery Date/Time
1	United Concrete Products, 173 Church St, Yalesville, CT 06492					07/13/2018 8-3
		2	fontaine flatbed trailers 54' long	42000	\$ 0.00	
Fiat Rate: \$4,000.00		+	Miles Charge: \$0.00	+	Accessorials: \$0.00	

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

INVOICE

Invoice#:2515

Nationwide Logistics LLC
 PO Box 160
 Goshen AR 72735
 Phone #: 479-316-7300
 Fax#: 479-249-8898

PO#:
Date:7/17/18
Amount:\$4,000.00
PaymentDue 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	Weight
07/12/2018			07/13/2018	\$0.00	42000

Stop	Company Name, Address, City, State and Zip Code	Delivery Date/Time
	<i>Qty Description</i>	<i>Weight Amount</i>
1	United Concrete Products, 173 Church St, Yalesville, CT 06492	07/13/2018 8-3
	2 fontaine flatbed trailers 54' long	42000 \$ 0.00
Flat Rate: \$4,000.00 + Miles Charge: \$0.00 + Accessorials: \$0.00		

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



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. 2020-153 **APPLICATION**

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

HEARING DATE: _____

90:00 17, FEB 19
8 FEB 21 10:05
WALLINGFORD

Property Owner:
Name of property Owner <u>United Concrete Products Inc</u>
Mailing Address <u>173 Church Street</u>
City, State, Zip <u>WALLINGFORD CT 06492</u>
Phone <u>203-269-3119</u>

Appellant (if other than owner):
Name of Owner's Agent
Mailing Address
City, State, Zip
Phone

Appellant's Capacity Owner Owner's Agent
(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# AJ72034 Mileage 0

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? : \$ 51,500.00

Briefly state the basis of the Appeal: The new trailer title passed from the manufacturer through BB+T Equip Capital Corp, the finance corp., to Joseph Equipment Co., the retailer, and subsequently sold to United Concrete Products Inc. The odometer 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 knowledge and belief.

Signature(s) of _____

2/16/21

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 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 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 I - VEHICLE OWNER / USE					
Name of vehicle owner(s) or registrant (if different)		Address (number and street)		Town	State
United Concrete Products Inc		173 Church St		Wallingford	CT
Person completing this form, if other than owner/registrant		Relationship	Tel. No.	Is the vehicle(s) listed below used by a "For Hire Motor Carrier"? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Cheryl K. Carr		Controller	203-269-3119		
If No, describe vehicle user's business	Is the vehicle(s) listed below leased or rented? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Name of lessee and/or sub-lessee (i.e., end user)		
TRANSPORTATION OF Concrete Products					
Lessee/sub-lessee address (number and street)		Town	State	Zip Code	Tel. No.
Is the vehicle(s) listed below used exclusively for transporting freight for hire? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			If Yes, describe freight transported		

SECTION II - TRUCK / TRUCK TRACTOR					
Vehicle Identification Number (VIN)		Date Acquired	Purchase Price \$	GVWR	
57J4533C4T3575102		6/14/2018	51,500.00	120,000	
Date Registered	Vehicle Registration (Plate) No.	Year	Make	Model	Body style
7/18/2018	AJ 72034	2018	Fontaine	TL	
Sleeper cab? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Engine Size	Engine Type	No. of axles	Fuel Type	
Modified prior to 10/1? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If Yes, describe modification(s) made and enter cost of modification(s) excluding sales tax.				

SECTION III - TRAILER / SEMITRAILER					
Vehicle Identification Number (VIN)		Date Acquired	Purchase Price \$	GVWR	
57J4533C4T3575102		6/14/2018	51,500.00	120,000	
Date Registered	Vehicle Registration (Plate) No.	Year	Make	Model	
7/18/2018	AJ 72034	2018	Fontaine	TL	
Body style	Open <input checked="" type="checkbox"/> Enclosed <input type="checkbox"/>	Refrigeration Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Length	No. of axles	
TL			48 ft	3	
Modified prior to 10/1? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	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 my knowledge, remembrance and belief and that the vehicle listed above, together with any attachments thereto, is eligible for a property tax exemption pursuant to CGS §12-81(74).

Signature: *[Signature]* Date Signed: 10/30/2020

For Assessor's Use Only							
Supplemental List	Cost of Vehicle	Modification Cost	Total Cost	X %	Prorated Cost	Depr. Cost	Assessment
Truck/truck tractor							
Trailer/semi-trailer							
TOTAL							
Regular List	Cost of Vehicle	Modification Cost	Total Cost	X %	Depr. Cost	Assessment	
Truck/truck tractor							
Trailer/semi-trailer							
TOTAL							
Exemption approved Yes <input type="checkbox"/> No <input type="checkbox"/>		Regular List <input type="checkbox"/> Supplemental List <input type="checkbox"/>		by:			

CERTIFICATE OF TITLE



STATE OF CONNECTICUT DEPARTMENT OF MOTOR VEHICLES

VEHICLE/HULL IDENTIFICATION NUMBER (VIN/HIN) 57J4533C4J3575102	TITLE NUMBER AA2099244	DATE OF ISSUE 07/18/2018	PRIOR TITLE NUMBER 147516912	PRIOR STATE ME
PURCHASED 06/14/2018	YEAR 2018	MAKE FONTA	MODEL TL	BODY STYLE TL
				CYL 00
				NEW/USED USED
				ODOMETER 000000
				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

SECOND LIENHOLDER

DATE OF LIEN

RELEASE OF LIENS	
FIRST LIEN INTEREST IN DESCRIBED VEHICLE/VESSEL IS HEREBY RELEASED	
NAME	
AUTHORIZED SIGNATURE X	DATE RELEASED
SECOND LIEN INTEREST IN DESCRIBED VEHICLE/VESSEL IS HEREBY RELEASED	
NAME	
AUTHORIZED SIGNATURE X	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.

IN WITNESS WHEREOF,
I have affixed my hand.

Michael R. Byrge

COMMISSIONER OF MOTOR VEHICLES

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



*Sent original to Joy Rogus, Key Bank 11/2/18
Released by Key, lost by atty, see replacement*

VOID IF ALTERED

THIS TITLE CONTAINS A WATERMARK

THIS TITLE CONTAINS A WATERMARK



STATE OF CONNECTICUT

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

SAFETY
SECURITY
SERVICE



Registration Credential

**IMPORTANT
NOTICE TO YOU:**

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

#142

↓	KEEP IN VEHICLE	↓	KEEP IN VEHICLE	↓	KEEP IN VEHICLE			
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		
PLATE NUMBER AJ72034	PLATE CLASS TRAILER	EXP. DATE 07/16/2021	VEHICLE IDENTIFICATION NUMBER 57J4533C4J3575102	YR 18	MAKE FONTA	MODEL TL		
VEHICLE TYPE TRAILER	REGISTERED USAGE HEAVY DUTY	LIGHT WT 20,260	GVWR 120,000	DECLARED WT 120,000	STAND SEAT	AXLES 3	COLOR BLACK	STYLE TL
HAZ MAT? N	TITLE Y	EMISSIONS DUE	TOTAL FEE \$326.00	PLATE TYPE COMMERCIAL TRAILER	TOWN 148	TAX TOWN WALLINGFORD	DMV WEBSITE 06/17/2020	
OWNER(S): UNITED CONCRETE PRODUCTIONS INC						COMMISSIONER OF MOTOR VEHICLES		

RENEWAL
HEAVY DUTY HIGHWAY PERMIT REQUIRED per
CGS 14-24

Subongile Magubane



↑	KEEP IN VEHICLE	↑	KEEP IN VEHICLE	↑	KEEP 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

DMV USE ONLY - TEMPORARY PLATE NUMBER
DMV USE ONLY - PERMANENT PLATE NUMBER

- INSTRUCTIONS:**
(1) Please print using a black or blue pen.
(2) Fill out the applicable sections of this form.
(3) Use the DMV website to check for all documents required to complete your transaction and for any outstanding compliance issues.

1 OWNER SECTION (APPLICANT)	OWNER'S (APPLICANT'S) NAME (Last, First, Middle Initial) UNITED CONCRETE PRODUCTS, INC.			OWNER'S BIRTHDATE
	OWNER'S LICENSE OR ID NUMBER	STATE WHERE ISSUED	SECRETARY OF STATE NO. (If Applicable)	PHONE NUMBER (Optional)
IF CO-OWNERSHIP (Check one)	CO-OWNER'S (CO-APPLICANT'S) NAME (Last, First, Middle Initial)			CO-OWNER'S BIRTHDATE
<input type="checkbox"/> JOINT/OR - Requires ONE signature to transfer ownership	CO-OWNER'S LICENSE OR ID NUMBER	STATE WHERE ISSUED	SECRETARY OF STATE NO. (If Applicable)	PHONE NUMBER (Optional)
<input type="checkbox"/> COMMON/AND - Requires ALL signatures to transfer ownership				

OWNER'S MAILING ADDRESS (Number and Street, and Apartment No. if applicable) (City or Town) (State) (Zip Code)
173 CHURCH STREET YALESVILLE CT 06492

CT RESIDENT? YES NO
 RESIDENT ADDRESS (If Different from Mailing Address - PO Box is NOT acceptable. Please include Apartment No. if applicable)
 CHECK BOX IF RESIDENT ADDRESS IS WHERE IF DIFFERENT FROM RESIDENT ADDRESS, INDICATE HERE (Number and Street, Apartment No.) (City or Town) (State) (Zip Code)
 VEHICLE MOST FREQUENTLY LEAVES FROM, RETURNS TO, OR REMAINS (For Property Tax)

2 VEHICLE INFORMATION	VEHICLE I.D. NUMBER	YEAR	MAKE	MODEL NAME OR NO.	BODY STYLE (4-Dr. Sedan, etc.)
	57J4533C4J3575102	2018	FONTAINE	TL	FB
FUEL TYPE (Gas, Diesel, etc.)	CYLINDERS or CC's	NO. OF WHEELS	COLOR(S) (Maximum of Two)	ODOMETER READING (Mileage)	NEW OR USED?
		12			<input checked="" type="checkbox"/> NEW <input type="checkbox"/> USED

3 SELLER'S INFORMATION	NAME OF SELLER(S) (If 2 owners, include both names)	DATE VEHICLE SOLD (Purchased)	SELLING PRICE
	JOSEPH EQUIPMENT CO	6/14/18	\$51,500
SELLER'S ADDRESS (Number and Street) (City or Town) (State) (Zip Code)			
300 GAY STREET MANCHESTER NH 03103			

4 SECURITY INTEREST - Loan or Lien Information	NAME OF LIEN-HOLDER	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

5 TAX EXEMPTION	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.	
	CODE NO. FROM BACK OF FORM	IF CODE #3, LIST TOTAL SALES TAX PAID TO OTHER JURISDICTION
5G	COMMERCIAL TRUCK OVER 26,000 LBS	\$

6 OWNER SIGNATURE(S)	The undersigned certifies that there are no liens on this vehicle except those specified above. The insurance required by Connecticut law is in effect and will be maintained during this registration period. All property taxes due any CT Taxing Authority for any vehicle previously registered in my/our name(s) have been paid. If other than Passenger registration this vehicle is registered in 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 the intent to mislead the Commissioner, I will be subject to prosecution under the above-cited laws.		
	OWNER'S SIGNATURE	DATE SIGNED	CO-OWNER'S SIGNATURE
X	7/13/18	X	

ADDENDUM - If Additional information is needed for your transaction, please complete the applicable sections below

7 LEASED VEHICLE INFORMATION	NAME OF LESSEE (Person to whom or company to which vehicle is leased)	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

8 OTHER THAN A PASSENGER STYLE MOTOR VEHICLE	LIGHT WEIGHT (Wt. empty)	GROSS WEIGHT (Declared Weight) (Light wt. + max load)	MANUFACTURER'S GROSS VEHICLE WEIGHT RATING
	20,260	120,000	120,000
COMPLETE FOR APPLICABLE VEHICLES (Buses, Trucks)	NO. AXLES	SEAT CAPACITY	NO. STANDEES
	3		
	CARRY SCHOOL CHILDREN?	COM. CARRIER-US DOT NO. (If assigned)	
	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	244197	
TRAILERS - Rear lights required. Brakes required if 3,000 lbs. or more GVWR. Length of vehicle & trailer combined must be in accordance with CGS 14-262.	INTERSTATE COMMERCE?	HAZARDOUS MATERIAL?	USED FOR THE TRANSPORTATION OF A VESSEL (BOAT)?
	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

9 DEALER TRANSACTION	VEHICLE I.D. NUMBER OF TRADED-IN VEHICLE	YEAR	MAKE	MODEL
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 & 53a-157b of the Connecticut General Statutes.

CONNECTICUT DEALER LICENSE NUMBER	DEALER SIGNATURE (Authorized Representative)	DATE SIGNED
	X	

STATE OF MAINE

VEHICLE ID NUMBER	YEAR	MAKE	MODEL	BODY	TITLE NUMBER
57J4533C4J3575102	2018	FONA	TL	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 LIENHOLDER	12/01/2017 BB & T COMMERCIAL EQUIPMENT CAPITAL CORP 2 GREAT VALLEY PKWY STE 300 MALVERN, PA 19355
SECOND LIENHOLDER	
THIRD LIENHOLDER	

FIRST RELEASE	Interest in this vehicle is released by:
	Signature: <i>[Signature]</i>
SECOND RELEASE	Interest in this vehicle is released by:
	Signature: _____ Title: _____ Date: 6/27/18
THIRD RELEASE	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

L14127018

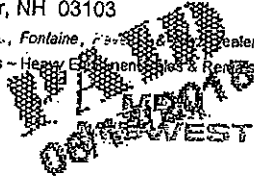
VOID IF ALTERED



Joseph Equipment Company

300 Gay Street ~ Manchester, NH 03103

Factory Authorized Dealer for Fontaine, Fontaine, Fontaine, Fontaine & Fontaine
Dealer for New & Used Trucks ~ Trailers ~ Heavy Equipment Sales & Rentals



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	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.

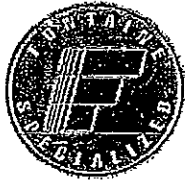
Total

Payments/Credits

Balance Due

PHONE (603) 641-8608 ~ FAX (603) 666-3716

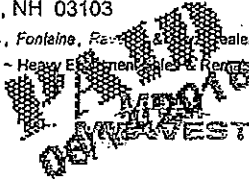
Page 1
www.josephequipment.com ~ josephequipment@aol.com



Joseph Equipment Company

300 Gay Street ~ Manchester, NH 03103

Factory Authorized Fontaine Scania, Fontaine, Palfinger Dealer
Dealer for New & Used Trucks ~ Trailers ~ Heavy Equipment Sales & Rentals



SOLD TO:
UNITED CONCRETE 173 CHURCH ST YALESVILLE, CT 06492

DATE	INVOICE #
6/14/2018	14865

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

PHONE (603) 641-8608 ~ FAX (603) 666-3716

Page 2
www.josephequipment.com ~ josephequipment@aol.com

**MOTOR VEHICLE RECORD
TOWN OF WALLINGFORD**

GENERAL DATA:

Unique ID: 89211

List Num: 89211

Assessment Year: 2020

DATE: 02/17/2021

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

Record Status: ACTIVE
Last Changed: 12/14/2020
Date of Birth
Registration # AJ72034
District:

RESIDENCE ADDRESS:

Street 1: 173 CHURCH ST
City: WALLINGFORD
State: Zip: 06492-2267
P-S-V-L 1362840--5040744-N-01011900

VEHICLE INFORMATION:

YEAR	MAKE	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
2018	FONTA	TL	10	57J4533C4J3575102	TRAILER	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

MOTOR VEHICLE RECORD
TOWN OF WALLINGFORD

GENERAL DATA:

DATE: 02/22/2021

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

OWNER'S ADDRESS

Name: UNITED CONCRETE PRODUCTS INC Record Status: ACTIVE
Care Of: Street 1: 173 CHURCH ST CA= No Last Changed: 12/14/2020
City: WALLINGFORD Date of Birth
State: CT Zip: 06492-2267 Registration # AJ72034
District:

RESIDENCE ADDRESS:

Street 1: 173 CHURCH ST
City: WALLINGFORD
State: Zip: 06492-2267
P-S-V-L 1362840--5040744-N-01011900

VEHICLE INFORMATION:

YEAR	MAKE	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
2018	FONTA	TL	10	57J4533C4J3575102	TRAILER	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

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

142

Any person seeking a property tax exemption for an eligible commercial vehicle must file on or before November 1, with the Assessor(s) of the town where the vehicle is subject for 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 exemption extension 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) cannot

Called Brian @ Joseph Equipment
He said he would look for ong Reg and Call Me Back

INSTRUCTIONS: Print or type a response to each question, entering N/A (for not an application on behalf of the vehicle's owner, enter your telephone number. Although you unit, information must be properly supplied for the motorized and towed elements determined. If the questions do not allow you to answer a question completely, attach vehicle owner's name, license plate number, the question and your response. Sign it. 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.

DENIED

RC
2/23/2021

SECTION I - VEHICLE OWNER / USER
Name of vehicle owner(s) or registrant: United Concrete Products Inc
Address: 173 Church St
Town: Wallingford CT Zip Code: 06492
Person completing this form: Cheryl K Carr
Relationship: Controller
Tel. No: 203-269-3119
Is the vehicle(s) listed below used by a "For Hire Motor Carrier"? Yes [] No [X]
If No, describe vehicle user's business: Transportation of Concrete Products
Is the vehicle(s) listed below leased or rented? Yes [] No [X]
Name of lessee and/or sub-lessee:
Lessee/sub-lessee address:
Town: State: Zip Code: Tel. No:
Is the vehicle(s) listed below used exclusively for transporting freight for hire? Yes [] No [X]
If Yes, describe freight transported:

SECTION II - TRUCK / TRUCK TRACTOR
Vehicle Identification Number (VIN):
Date Acquired:
Purchase Price: \$
GVWR:
Date Registered:
Vehicle Registration (Plate) No:
Year:
Make:
Model:
Body style:
Sleeper cab: Yes [] No [X]
Engine Size:
Engine Type:
No. of axles:
Fuel Type:
Modified prior to 10/1? Yes [] No [X]
If Yes, describe modification(s) made and enter cost of modification(s) excluding sales tax:

SECTION III - TRAILER / SEMITRAILER
Vehicle Identification Number (VIN): 57J4533C4J3575102
Date Acquired: 6/14/2018
Purchase Price: \$ 51,500.00
GVWR: 120,000
Date Registered: 7/18/2018
Vehicle Registration (Plate) No: NJ 72034
Year: 2018
Make: Fontaine
Model: TL
Body style: TL
Open [X] Enclosed []
Refrigeration Yes [] No [X]
Length: 48 ft
No. of axles: 3
Modified prior to 10/1? Yes [] No [X]
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 my knowledge, remembrance and belief and that the vehicle listed above, together with any attachments thereto, is eligible for a property tax exemption pursuant to CGS §12-81(74).

Signature: [Signature] Date Signed: 10/30/2020

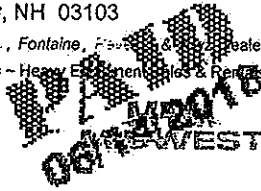
Table with 8 columns: Supplemental List, Cost of Vehicle, Modification Cost, Total Cost, X %, Prorated Cost, Depr. Cost, Assessment. Includes rows for Truck/tractor, Trailer/semi-trailer, and TOTAL. Includes a section for Exemption approved: Yes [X] No [] Regular List [] Supplemental List [] By: [Signature]



Joseph Equipment Company

300 Gay Street ~ Manchester, NH 03103

Factory Authorized Fontaine Dealer, Fontaine, Flatt & Wheeler
Dealer for New & Used Trucks ~ Trailers ~ Heavy Equipment ~ Sales & Rentals



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	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: 57J4533C7J35751	1	51,500.00	51,500.00

Thank you for your business

Payments/Credit
Balance Due

Total

*Spoke w/ Brian
Owner of Joseph
equip he confirmed
trailers were part
of rental fleet
11/4/2020 JF*

Rental fleet

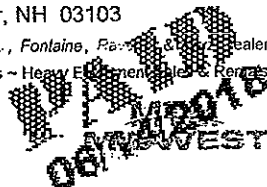


Joseph Equipment Company



300 Gay Street ~ Manchester, NH 03103

Factory Authorized Fontaine Sales/Lease, Fontaine, Paveco & Terex Dealer
Dealer for New & Used Trucks ~ Trailers ~ Heavy Equipment Sales & Rentals



SOLD TO
UNITED CONCRETE 173 CHURCH ST YALESVILLE, CT 06492

DATE	INVOICE #
6/14/2018	14865

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

PHONE (603) 641-8608 ~ FAX (603) 666-3716

Page 2
www.josephequipment.com ~ josephequipment@aol.com

CERTIFICATE OF TITLE



STATE OF CONNECTICUT
DEPARTMENT OF MOTOR VEHICLES

VEHICLE/HULL IDENTIFICATION NUMBER (VIN/HIN) 57J453304J3575102	TITLE NUMBER AA2099244	DATE OF ISSUE 07/18/2018	PRIOR TITLE NUMBER 147516912	PRIOR STATE ME				
PURCHASED 06/14/2018	YEAR 2018	MAKE FONTA	MODEL TL	BODY STYLE TL	CYL 00	NEW/USED USED	ODOMETER 000000	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

SECOND LIENHOLDER

DATE OF LIEN

RELEASE OF LIENS	
FIRST LIEN INTEREST IN DESCRIBED VEHICLE/VESSEL IS HEREBY RELEASED	
NAME	
AUTHORIZED SIGNATURE X	DATE RELEASED
SECOND LIEN INTEREST IN DESCRIBED VEHICLE/VESSEL IS HEREBY RELEASED	
NAME	
AUTHORIZED SIGNATURE X	DATE RELEASED

SB0604 REV. 12/16

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.

IN WITNESS WHEREOF,
I have affixed my hand.

Michael R. Byrne

COMMISSIONER OF MOTOR VEHICLES

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



*Sent original to Toy Rogers, Key Bank 11/2/18
Released by Key last by atty, see replacement*

VOID IF ALTERED

THIS TITLE CONTAINS A WATERMARK

THIS TITLE CONTAINS A WATERMARK

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

- INSTRUCTIONS:**
(1) Please print using a black or blue pen.
(2) Fill out the applicable sections of this form.
(3) Use the DMV website to check for all documents required to complete your transaction and for any outstanding compliance issues.

1 OWNER SECTION (APPLICANT)	OWNER'S (APPLICANT'S) NAME (Last, First, Middle Initial) UNITED CONCRETE PRODUCTS, INC.			OWNER'S BIRTHDATE
	OWNER'S LICENSE OR ID NUMBER	STATE WHERE ISSUED	SECRETARY OF STATE NO. (If Applicable)	PHONE NUMBER (Optional)
IF CO-OWNERSHIP (Check one)				
<input type="checkbox"/> JOINT/OR - Requires ONE signature to transfer ownership	CO-OWNER'S (CO-APPLICANT'S) NAME (Last, First, Middle Initial)			CO-OWNER'S BIRTHDATE
<input type="checkbox"/> COMMON/AND - Requires ALL signatures to transfer ownership	CO-OWNER'S LICENSE OR ID 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) (Zip Code)
173 CHURCH STREET YALESVILLE CT 06492

CT RESIDENT? YES NO
 RESIDENT ADDRESS (If Different from Mailing Address - PO Box is NOT acceptable. Please include Apartment No. if applicable)
 CHECK BOX IF RESIDENT ADDRESS IS WHERE IF DIFFERENT FROM RESIDENT ADDRESS, INDICATE HERE (Number and Street, Apartment No.) (City or Town) (State) (Zip Code)
 VEHICLE MOST FREQUENTLY LEAVES FROM, RETURNS TO, OR REMAINS (For Property Tax)

2 VEHICLE INFORMATION	VEHICLE I.D. NUMBER 57J4533C4J3575102	YEAR 2018	MAKE FONTAINE	MODEL NAME OR NO. TL	BODY STYLE (4-Dr. Sedan, etc.) FB
FUEL TYPE (Gas, Diesel, etc.)	CYLINDERS or CC's	NO. OF WHEELS	COLOR(S) (Maximum of Two)	ODOMETER READING (Mileage)	NEW OR USED? <input checked="" type="checkbox"/> NEW <input type="checkbox"/> USED
					<i>If Commercial Use, Combination Use or Pick-Up Truck Complete Section 8</i>

3 SELLER'S INFORMATION	NAME OF SELLER(S) (If 2 owners, include both names) JOSEPH EQUIPMENT CO	DATE VEHICLE SOLD (Purchased) 6/14/18	SELLING PRICE \$51,500
SELLER'S ADDRESS (Number and Street) (City or Town) (State) (Zip Code) 300 GAY STREET MANCHESTER NH 03103			

4 SECURITY INTEREST - Loan or Lien Information	NAME OF LIEN-HOLDER	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

5 TAX EXEMPTION	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.	
CODE NO. FROM BACK OF FORM 5G	EXEMPTION INFORMATION (If leased vehicle lessor tax number if applicable) COMMERCIAL TRUCK OVER 26,000 LBS	IF CODE #3, LIST TOTAL SALES TAX PAID TO OTHER JURISDICTION \$

6 OWNER SIGNATURE(S)	The undersigned certifies that there are no liens on this vehicle except those specified above. The insurance required by Connecticut law is in effect and will be maintained during this registration period. All property taxes due any CT Taxing Authority for any vehicle previously registered in my/our name(s) have been paid. If other than Passenger registration this vehicle is registered in 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 the intent to mislead the Commissioner, I will be subject to prosecution under the above-cited laws.		
OWNER'S SIGNATURE X	DATE SIGNED 7/13/18	CO-OWNER'S SIGNATURE X	DATE SIGNED

ADDENDUM - If Additional Information is needed for your transaction, please complete the applicable sections below

7 LEASED VEHICLE INFORMATION	NAME OF LESSEE (Person to whom or company to which vehicle is leased)	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

8 OTHER THAN A PASSENGER STYLE MOTOR VEHICLE	LIGHT WEIGHT (Wt. empty) 20,260	GROSS WEIGHT (Declared Weight) (Light wt. + max load) 120,000	MANUFACTURER'S GROSS VEHICLE WEIGHT RATING 120,000
	NO. AXLES 3	SEAT CAPACITY	NO. STANDEES
COMPLETE FOR APPLICABLE VEHICLES (Buses, Trucks)		CARRY SCHOOL CHILDREN? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	COM. CARRIER-US DOT NO. (If assigned) 244197
TRAILERS - Rear lights required. Brakes required if 3,000 lbs. or more GVWR. Length of vehicle & trailer combined must be in accordance with CGS 14-262.		INTERSTATE COMMERCE? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	HAZARDOUS MATERIAL? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
		USED FOR THE TRANSPORTATION OF A VESSEL (BOAT)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

9 DEALER TRANSACTION	VEHICLE I.D. NUMBER OF TRADED-IN VEHICLE	YEAR	MAKE	MODEL
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 & 53a-157b of the Connecticut General Statutes.

CONNECTICUT DEALER LICENSE NUMBER X	DEALER SIGNATURE (Authorized Representative)	DATE SIGNED
---	--	-------------

STATE OF MAINE

VEHICLE ID NUMBER	YEAR	MAKE	MODEL	BODY	TITLE NUMBER
57J4533C4J3575102	2018	FONA	TL	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 LIENHOLDER	12/01/2017 BB & T COMMERCIAL EQUIPMENT CAPITAL CORP 2 GREAT VALLEY PKWY STE 300 MALVERN, PA 19355
SECOND LIENHOLDER	
THIRD LIENHOLDER	

FIRST RELEASE	Interest in this vehicle is released by: Signature <i>Ops Mgr. 6/27/18</i> Title Date
SECOND RELEASE	Interest in this vehicle is released by: Signature Title Date
THIRD RELEASE	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

L14127018

VOID IF ALTERED



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.

#142

↓ KEEP IN VEHICLE ↓ KEEP IN VEHICLE ↓ KEEP IN VEHICLE

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

PLATE NUMBER AJ72034	PLATE CLASS TRAILER	EXP. DATE 07/16/2021	VEHICLE IDENTIFICATION NUMBER 57J4533C4J3575102	YR 18	MAKE FONTA	MODEL TL			
VEHICLE TYPE TRAILER	REGISTERED USAGE HEAVY DUTY	LIGHT WT 20,260	GVWR 120,000	DECLARED WT 120,000	STAND	SEAT	AXLES 3	COLOR BLACK	STYLE TL
HAZ MAT? N	TITLE Y	EMISSIONS DUE	TOTAL FEE \$326.00	PLATE TYPE COMMERCIAL TRAILER	TOWN 148	TAX TOWN WALLINGFORD	DMV WEBSITE 06/17/2020		
OWNER(S): UNITED CONCRETE PRODUCTIONS INC							COMMISSIONER OF MOTOR VEHICLES		

Sebastian Magubane
RENEWAL
HEAVY DUTY HIGHWAY PERMIT REQUIRED per
CGS 14-24



↑ KEEP IN VEHICLE ↑ KEEP IN VEHICLE ↑ KEEP IN VEHICLE

Registration Fee	\$326.00
TOTAL FEES	\$326.00



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

MOTOR VEHICLE TAX BILL

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.

LIST NUMBER	LC	DIST	ON GRAND LIST	TOTAL TAX DUE
2019 MV 0023046			OCTOBER 1, 2019	July 1, 2020
MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT	\$5,898.40
29.1900	202,070	0	202,070	DELINQUENT AFTER OCT 1, 2020

T14 P4413 *****SCH 5-DIGIT 06492
 UNITED CONCRETE PRODUCTIONS INC
 173 CHURCH ST
 WALLINGFORD CT 06492-2267



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

Wc



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

BILL #	YEAR	MAKE	MODEL	VIN #	CC	REG #	COC #	VALUE	EXEMPT	TAX DUE
0090460	2018	FONTA	TL	57J4533C5J3575108	10	AJ72035		38810	0	1,132.86
0090459	2018	FONTA	TL	57J4533C4J3575102	10	AJ72034		38810	0	1,132.86
0090462	2018	FONTA	TL	57J4533C1J3575106	10	AJ72037		38810	0	1,132.86
0090463	2018	FONTA	TL	57J4533C3J3575107	10	AJ72038		38810	0	1,132.86
0090461	2018	FONTA	TL	57J4533C7J3575109	10	AJ72036		38810	0	1,132.86
0090464	2003	TRANS		1TTF4820931070237	10	V92519		8020	0	234.10
TOTAL								202070	0	5,898.40

✓



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

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.



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. 2020-154 APPLICATION

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

APPEAL OF ASSESSOR
FEB 21 PM 10:05

HEARING DATE: _____

Property Owner:
Name of property Owner <u>United Concrete Products Inc</u>
Mailing Address <u>173 Church Street</u>
City, State, Zip <u>WALLINGFORD CT 06492</u>
Phone <u>203-269-3119</u>

Appellant (if other than owner):
Name of Owner's Agent _____
Mailing Address _____
City, State, Zip _____
Phone _____

Appellant's Capacity Owner Owner's Agent
(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 72033 Mileage 0

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?: \$ 51,500.00

Briefly state the basis of the Appeal: The new trailer title passed from the manufacturer through BB+T Equip Capital Corp, the finance corp., to Joseph Equipment Co., the retailer, and subsequently sold to United Concrete Products Inc. The odometer 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 knowledge and belief.

Signature(s) of _____

2/16/21

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

143

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).

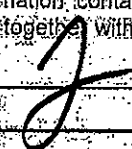
INSTRUCTIONS: Print or type a response to each question, entering N/A (for not applicable) where appropriate. If you complete this application on behalf of the vehicle's owner, enter your telephone number. Although you may regard the vehicle as a single tractor-trailer unit, information must be separately 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 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 I -- VEHICLE OWNER / USE					
Name of vehicle owner(s) or registrant (if different)	Address (number and street)	Town	State	Zip Code	
United Concrete Products Inc	173 Church St	Wallingford	CT	06492	
Person completing this form, if other than owner/registrant	Relationship	Tel. No.	Is the vehicle(s) listed below used by a For Hire Motor Carrier? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
CHERYL K. CARR	CONTROLLER	203-269-3119			
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 Products	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Lessee/sub-lessee address (number and street)	Town	State	Zip Code	Tel. No.	
Is the vehicle(s) listed below used exclusively for transporting freight for hire? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If Yes, describe freight transported				

SECTION II -- TRUCK / TRUCK TRACTOR					
Vehicle Identification Number (VIN)	Date Acquired	Purchase Price \$		GVWR	
Date Registered	Vehicle Registration (Plate) No.	Year	Make	Model	Body style
Sleeper cab? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Engine Size	Engine Type	No. of axles	Fuel Type	
Modified prior to 10/1? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If Yes, describe modification(s) made and enter cost of modification(s) excluding sales tax.				

SECTION III -- TRAILER / SEMITRAILER					
Vehicle Identification Number (VIN)	Date Acquired	Purchase Price \$		GVWR	
57J453366T3575103	7/3/2018	51,500.00		120,000	
Date Registered	Vehicle Registration (Plate) No.	Year	Make	Model	
7/18/2018	AJ 72033	2018	Fontaine	TL	
Body style	Open <input checked="" type="checkbox"/> Enclosed <input type="checkbox"/>	Refrigeration	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Length	No. of axles
TL				48 ft	3
Modified prior to 10/1? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	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 my knowledge, remembrance and belief and that the vehicle listed above, together with any attachments thereto, is eligible for a property tax exemption pursuant to CGS §12-81(74).

Signature:  Date Signed: 10/30/2020

For Assessor's Use Only							
Supplemental List	Cost of Vehicle	Modification Cost	Total Cost	X %	Prorated Cost	Depr. Cost	Assessment
Truck/truck tractor							
Trailer/semi-trailer							
TOTAL							
Regular List	Cost of Vehicle	Modification Cost	Total Cost	X %	Depr. Cost	Assessment	
Truck/truck tractor							
Trailer/semi-trailer							
TOTAL							
Exemption approved: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Regular List <input type="checkbox"/>	Supplemental List <input type="checkbox"/>	by:			

CERTIFICATE OF TITLE



STATE OF CONNECTICUT DEPARTMENT OF MOTOR VEHICLES

VEHICLE/HULL IDENTIFICATION NUMBER (VIN/HIN)		TITLE NUMBER	DATE OF ISSUE	PRIOR TITLE NUMBER	PRIOR STATE			
57J4533C6J3575103		AA2099162	07/18/2018	14751693	ME			
PURCHASED	YEAR	MAKE	MODEL	BODY STYLE	CYL	NEW/USED	ODOMETER	FUEL TYPE
07/03/2018	2018	FONTA	TL	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

SECOND LIENHOLDER

DATE OF LIEN

RELEASE OF LIENS	
FIRST LIEN INTEREST IN DESCRIBED VEHICLE/VESSEL IS HEREBY RELEASED	
NAME	
AUTHORIZED SIGNATURE X	DATE RELEASED
SECOND LIEN INTEREST IN DESCRIBED VEHICLE/VESSEL IS HEREBY RELEASED	
NAME	
AUTHORIZED SIGNATURE X	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.

IN WITNESS WHEREOF,
 I have affixed my hand.

Michael R. Byrnes

COMMISSIONER OF MOTOR VEHICLES

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



*Sent original to Joy Rogers, Key Bank 11/2/18
 Released by Key, lost by atty, see replacement*

VOID IF ALTERED

THIS TITLE CONTAINS A WATERMARK

THIS TITLE CONTAINS A WATERMARK



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.

#143

↓ KEEP IN VEHICLE ↓ KEEP IN VEHICLE ↓ KEEP IN VEHICLE

VALID ONLY AFTER RESOLVING ALL COMPLIANCE ISSUES		CONNECTICUT REGISTRATION CERTIFICATE										VALID ONLY AFTER PAYMENT RECEIVED BY DMV	
		KEEP THIS PORTION IN YOUR VEHICLE - DO NOT MAIL											
		INSURANCE SHALL BE MAINTAINED AS REQUIRED BY CT LAW											
PLATE NUMBER AJ72033		PLATE CLASS TRAILER		EXP. DATE 07/16/2021		VEHICLE IDENTIFICATION NUMBER 57J4533C6J3575103			YR 18	MAKE FONTA		MODEL TL	
VEHICLE TYPE TRAILER		REGISTERED USAGE HEAVY DUTY		LIGHT WT 20,260	GVWR 120,000	DECLARED WT 120,000	STAND	SEAT	AXLES 3		COLOR BLACK	STYLE TL	
HAZ MAT? N	TITLE Y	EMISSIONS DUE	TOTAL FEE \$326.00	PLATE TYPE COMMERCIAL TRAILER		TOWN 148	TAX TOWN WALLINGFORD			DMV WEBSITE 06/17/2020			
OWNER(S): UNITED CONCRETE PRODUCTIONS INC							COMMISSIONER OF MOTOR VEHICLES						

RENEWAL
HEAVY DUTY HIGHWAY PERMIT REQUIRED per
CGS 14-24

Subongle Magubane



↑ KEEP IN VEHICLE ↑ KEEP IN VEHICLE ↑ KEEP 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

DMV USE ONLY - TEMPORARY PLATE NUMBER
DMV USE ONLY - PERMANENT PLATE NUMBER

- 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.

1 OWNER SECTION (APPLICANT)	OWNER'S (APPLICANT'S) NAME (Last, First, Middle Initial) UNITED CONCRETE PRODUCTS, INC.			OWNER'S BIRTHDATE
	OWNER'S LICENSE OR ID NUMBER	STATE WHERE ISSUED	SECRETARY OF STATE NO. (If Applicable)	PHONE NUMBER (Optional)
IF CO-OWNERSHIP (Check one)				
<input type="checkbox"/> JOINTIOR - Requires ONE signature to transfer ownership	CO-OWNER'S (CO-APPLICANT'S) NAME (Last, First, Middle Initial)			CO-OWNER'S BIRTHDATE
<input type="checkbox"/> COMMONIAND - Requires ALL signatures to transfer ownership	CO-OWNER'S LICENSE OR ID 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) (Zip Code)
173 CHURCH STREET YALESVILLE CT 06492

CT RESIDENT? YES NO
 RESIDENT ADDRESS (If Different from Mailing Address - PO Box is NOT acceptable Please include Apartment No. if applicable)

CHECK BOX IF RESIDENT ADDRESS IS WHERE IF DIFFERENT FROM RESIDENT ADDRESS, INDICATE HERE (Number and Street, Apartment No.) (City or Town) (State) (Zip Code)
 VEHICLE MOST FREQUENTLY LEAVES FROM, RETURNS TO, OR REMAINS (For Property Tax)

2 VEHICLE INFORMATION	VEHICLE I.D. NUMBER	YEAR	MAKE	MODEL NAME OR NO.	BODY STYLE (4-Dr. Sedan, etc.)
	57J4533C6J3575103	2018	FONTAINE	TL	FB
FUEL TYPE (Gas, Diesel, etc.)	CYLINDERS or CC's	NO. OF WHEELS	COLOR(S) (Maximum of Two)	ODOMETER READING (Mileage)	NEW OR USED? <input checked="" type="checkbox"/> NEW <input type="checkbox"/> USED
		12			<small>(If Commercial Use or Combination Use of Pick-Up Truck Complete Section 8)</small>

3 SELLER'S INFORMATION	NAME OF SELLER(S) (If 2 owners, include both names)	DATE VEHICLE SOLD (Purchased)	SELLING PRICE
	JOSEPH EQUIPMENT CO	6/14/18	\$51,500
SELLER'S ADDRESS (Number and Street) (City or Town) (State) (Zip Code)			
300 GAY STREET MANCHESTER NH 03103			

4 SECURITY INTEREST - Loan or Lien Information	NAME OF LIEN-HOLDER	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

5 TAX EXEMPTION	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.	
	CODE NO. FROM BACK OF FORM	IF CODE #3, LIST TOTAL SALES TAX PAID TO OTHER JURISDICTION \$
5G	COMMERCIAL TRUCK OVER 26,000 LBS	

6 OWNER SIGNATURE(S)
 The undersigned certifies that there are no liens on this vehicle except those specified above. The insurance required by Connecticut law is in effect and will be maintained during this registration period. All property taxes due any CT Taxing Authority for any vehicle previously registered in my/our name(s) have been paid. If other than Passenger registration this vehicle is registered in 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 14-119 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 the intent to mislead the Commissioner, I will be subject to prosecution under the above-cited laws.

OWNER'S SIGNATURE X	DATE SIGNED 7/3/18	CO-OWNER'S SIGNATURE X	DATE SIGNED
-------------------------------	------------------------------	----------------------------------	-------------

ADDENDUM - If Additional Information is needed for your transaction, please complete the applicable sections below.

7 LEASED VEHICLE INFORMATION	NAME OF LESSEE (Person to whom or company to which vehicle is leased)	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

8 OTHER THAN A PASSENGER STYLE MOTOR VEHICLE COMPLETE FOR APPLICABLE VEHICLES (Buses, Trucks)	LIGHT WEIGHT (Wt. empty)	GROSS WEIGHT (Declared Weight) (Light wt. + max load)	MANUFACTURER'S GROSS VEHICLE WEIGHT RATING
	20,260	120,000	120,000
NO. AXLES	SEAT CAPACITY	NO. STANDEES	CARRY SCHOOL CHILDREN? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
3			244197

TRAILERS - Rear lights required. Brakes required if 3,000 lbs. or more GVWR. Length of vehicle & trailer combined must be in accordance with CGS 14-262.

INTERSTATE COMMERCE? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	HAZARDOUS MATERIAL? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	USED FOR THE TRANSPORTATION OF A VESSEL (BOAT)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
--	---	---

9 DEALER TRANSACTION	VEHICLE I.D. NUMBER OF TRADED-IN VEHICLE	YEAR	MAKE	MODEL
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 14-119 & 53a-157b of the Connecticut General Statutes.

CONNECTICUT DEALER LICENSE NUMBER	DEALER SIGNATURE (Authorized Representative)	DATE SIGNED
	X	

CERTIFICATE OF TITLE

STATE OF MAINE

VEHICLE ID NUMBER	YEAR	MAKE	MODEL	BODY	TITLE NUMBER
57J4533C6J3575103	2018	HONDA	TL	FB	14751693
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 LIENHOLDER	12/01/2017 BB & T COMMERCIAL EQUIPMENT CAPITAL CORP 2 GREAT VALLEY PKWY STE 300 MALVERN, PA 19355
SECOND LIENHOLDER	
THIRD LIENHOLDER	

FIRST RELEASE	Interest in this vehicle is released by: Signature Ops Mgr. 6/27/18 Title Date
SECOND RELEASE	Interest in this vehicle is released by: Signature Title Date
THIRD RELEASE	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

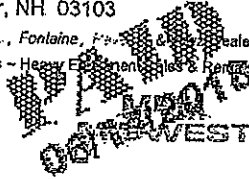
VOID IF ALTERED



Joseph Equipment Company

300 Gay Street - Manchester, NH 03103

Factory Authorized Dealer for Fontaine, Fontaine, & Fontaine
Dealer for New & Used Trucks - Trailers - Heavy Equipment Sales & Rentals



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	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.	Total
------------------------------	--------------

Payments/Credits

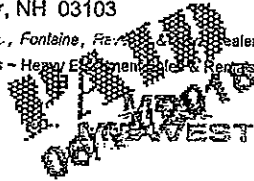
Balance Due



Joseph Equipment Company

300 Gay Street ~ Manchester, NH 03103

Factory Authorized Fontaine Sp. A.S., Fontaine, Rev. & Co. Dealer
Dealer for New & Used Trucks - Trailers - Heavy Equipment - etc.



SOLD TO
UNITED CONCRETE 173 CHURCH ST YALESVILLE, CT 06492

DATE	INVOICE #
6/14/2018	14865

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

PHONE (603) 641-8608 ~ FAX (603) 666-3716

Page 2
www.josephequipment.com ~ josephequipment@aol.com

MOTOR VEHICLE RECORD
TOWN OF WALLINGFORD

GENERAL DATA:

Unique ID: 89210 List Num: 89210 Assessment Year: 2020 DATE: 02/17/2021 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

Record Status: ACTIVE
Last Changed: 12/14/2020
Date of Birth
Registration # AJ72033
District:

RESIDENCE ADDRESS:

Street 1: 173 CHURCH ST
City: WALLINGFORD
State: Zip: 06492-2267
P-S-V-L 1362840--5040706-N-01011900

VEHICLE INFORMATION:

YEAR	MAKE	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
2018	FONTA	TL	10	57J4533C6J3575103	TRAILER	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

MOTOR VEHICLE RECORD
TOWN OF WALLINGFORD

GENERAL DATA:

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

DATE: 02/22/2021

OWNER'S ADDRESS

Name: UNITED CONCRETE PRODUCTS INC
Care Of:
Street 1: 173 CHURCH ST
City: WALLINGFORD
State: 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: WALLINGFORD
State: Zip: 06492-2267
P-S-V-L 1362840--5040706-N-01011900

VEHICLE INFORMATION:

YEAR	MAKE	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
2018	FONTA	TL	10	57J4533C6J3575103	TRAILER	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

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

WLD ASSESSOR
02 NOV 20 04:10:58

143

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 you are unable 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.

DENIED

SECTION I -- VEHICLE OWNER / USE

Name of vehicle owner(s) or registrant (if different) <i>United Concrete Products Inc</i>		Address (number and street) <i>173 Church St</i>		Town <i>Wallingford</i>	State <i>CT</i>	Zip Code <i>06492</i>
Person completing this form, if other than owner/registrant <i>Cheryl K Carr</i>		Relationship <i>Controller</i>	Tel. No. <i>203-269-3119</i>	Is the vehicle(s) listed below used by a "For Hire Motor Carrier"? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
If No, describe vehicle user's business: <i>TRANSPORTATION OF CONCRETE PRODUCTS</i>		Is the vehicle(s) listed below leased or rented? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Name of lessee and/or sub-lessee (i.e., end user)		
Lessee/sub-lessee address (number and street)		Town	State	Zip Code	Tel. No.	
Is the vehicle(s) listed below used exclusively for transporting freight for hire? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		If Yes, describe freight transported				

SECTION II -- TRUCK / TRUCK TRACTOR

Vehicle Identification Number (VIN)		Date Acquired	Purchase Price \$		GVWR
<i>57J4533C6J3575103</i>		<i>7/3/2018</i>	<i>51,500.00</i>		<i>120,000</i>
Date Registered	Vehicle Registration (Plate) No.	Year	Make	Model	Body style
<i>7/18/2018</i>	<i>AT 72033</i>	<i>2018</i>	<i>Fontaine</i>	<i>TL</i>	
Sleeper cab: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Engine Size	Engine Type	No. of axles	Fuel Type	
Modified prior to 10/17? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If Yes, describe modification(s) made and enter cost of modification(s) excluding sales tax.				

SECTION III -- TRAILER / SEMITRAILER

Vehicle Identification Number (VIN)		Date Acquired	Purchase Price \$		GVWR
<i>57J4533C6J3575103</i>		<i>7/3/2018</i>	<i>51,500.00</i>		<i>120,000</i>
Date Registered	Vehicle Registration (Plate) No.	Year	Make	Model	
<i>7/18/2018</i>	<i>AT 72033</i>	<i>2018</i>	<i>Fontaine</i>	<i>TL</i>	
Body style <i>TL</i>	Open <input checked="" type="checkbox"/> Enclosed <input type="checkbox"/>	Refrigeration: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Length <i>48 ft</i>	No. of axles <i>3</i>	
Modified prior to 10/17? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	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 my knowledge, remembrance and belief and that the vehicle listed above, together with any attachments thereto, is eligible for a property tax exemption pursuant to CGS §12-81(74).

Signature: *J*

Date Signed: *10/30/2020*

For Assessor's Use Only

Supplemental List	Cost of Vehicle	Modification Cost	Total Cost	X %	Prorated Cost	Depr. Cost	Assessment
Truck/truck tractor							
Trailer/semi-trailer							
TOTAL							
Regular List	Cost of Vehicle	Modification Cost	Total Cost	X %	Depr. Cost	Assessment	
Truck/truck tractor							
Trailer/semi-trailer							
TOTAL							
Exemption approved: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Regular List <input type="checkbox"/> Supplemental List <input type="checkbox"/>		By: <i>JF</i>			

CERTIFICATE OF TITLE



STATE OF CONNECTICUT
DEPARTMENT OF MOTOR VEHICLES

VEHICLE/HULL IDENTIFICATION NUMBER (VIN/HIN) 57J4533C6J3575103	TITLE NUMBER AA2099162	DATE OF ISSUE 07/18/2018	PRIOR TITLE NUMBER 14751693	PRIOR STATE ME				
PURCHASED 07/03/2018	YEAR 2018	MAKE FONTA	MODEL TL	BODY STYLE TL	CYL 00	NEW/USED USED	ODOMETER 000000	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

SECOND LIENHOLDER

DATE OF LIEN

RELEASE OF LIENS	
FIRST LIEN INTEREST IN DESCRIBED VEHICLE/VESSEL IS HEREBY RELEASED	
NAME	
AUTHORIZED SIGNATURE X	DATE RELEASED
SECOND LIEN INTEREST IN DESCRIBED VEHICLE/VESSEL IS HEREBY RELEASED	
NAME	
AUTHORIZED SIGNATURE X	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.

IN WITNESS WHEREOF,
I have affixed my hand.

Michael R. Byrge

COMMISSIONER OF MOTOR VEHICLES

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



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

VOID IF ALTERED

THIS TITLE CONTAINS A WATERMARK

THIS TITLE CONTAINS A WATERMARK



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.

#143

↓ KEEP IN VEHICLE ↓ KEEP IN VEHICLE ↓ KEEP IN VEHICLE

VALID ONLY AFTER RESOLVING ALL COMPLIANCE ISSUES		CONNECTICUT REGISTRATION CERTIFICATE										VALID ONLY AFTER PAYMENT RECEIVED BY DMV			
KEEP THIS PORTION IN YOUR VEHICLE - DO NOT MAIL										INSURANCE SHALL BE MAINTAINED AS REQUIRED BY CT LAW					
PLATE NUMBER AJ72033		PLATE CLASS TRAILER		EXP. DATE 07/16/2021		VEHICLE IDENTIFICATION NUMBER 57J4533C6J3575103			YR 18	MAKE FONTA		MODEL TL			
VEHICLE TYPE TRAILER		REGISTERED USAGE HEAVY DUTY		LIGHT WT 20,260	GVWR 120,000	DECLARED WT 120,000	STAND	SEAT	AXLES 3	COLOR BLACK		STYLE TL			
HAZ MAT? N	TITLE Y	EMISSIONS DUE	TOTAL FEE \$326.00	PLATE TYPE COMMERCIAL TRAILER		TOWN 148	TAX TOWN WALLINGFORD			DMV WEBSITE 08/17/2020					
OWNER(S): UNITED CONCRETE PRODUCTIONS INC								COMMISSIONER OF MOTOR VEHICLES							

Sibongile Magubane

RENEWAL
HEAVY DUTY HIGHWAY PERMIT REQUIRED per
CGS 14-24



↑ KEEP IN VEHICLE ↑ KEEP IN VEHICLE ↑ KEEP 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

DMV USE ONLY - TEMPORARY PLATE NUMBER
DMV USE ONLY - PERMANENT PLATE NUMBER

- INSTRUCTIONS:**
 (1) Please print using a black or blue pen.
 (2) Fill out the applicable sections of this form.
 (3) Use the DMV website to check for all documents required to complete your transaction and for any outstanding compliance issues.

1 OWNER SECTION (APPLICANT)	OWNER'S (APPLICANT'S) NAME (Last, First, Middle Initial) UNITED CONCRETE PRODUCTS, INC.			OWNER'S BIRTHDATE
	OWNER'S LICENSE OR ID NUMBER	STATE WHERE ISSUED	SECRETARY OF STATE NO. (If Applicable)	PHONE NUMBER (Optional)
IF CO-OWNERSHIP (Check one)				
<input type="checkbox"/> JOINT/OR - Requires ONE signature to transfer ownership	CO-OWNER'S (CO-APPLICANT'S) NAME (Last, First, Middle Initial)			CO-OWNER'S BIRTHDATE
<input type="checkbox"/> COMMON/AND - Requires ALL signatures to transfer ownership	CO-OWNER'S LICENSE OR ID 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) (Zip Code)
173 CHURCH STREET YALESVILLE CT 06492

CT RESIDENT? YES NO
 RESIDENT ADDRESS (If Different from Mailing Address - PO Box is NOT acceptable Please include Apartment No. if applicable)

CHECK BOX IF RESIDENT ADDRESS IS WHERE IF DIFFERENT FROM RESIDENT ADDRESS, INDICATE HERE (Number and Street, Apartment No.) (City or Town) (State) (Zip Code)
 VEHICLE MOST FREQUENTLY LEAVES FROM, RETURNS TO, OR REMAINS (For Property Tax)

2 VEHICLE INFORMATION	VEHICLE I.D. NUMBER	YEAR	MAKE	MODEL NAME OR NO.	BODY STYLE (4-Dr. Sedan, etc.)
	57J4533C6J3575103	2018	FONTAINE	TL	FB
FUEL TYPE (Gas, Diesel, etc.)	CYLINDERS or CC's	NO. OF WHEELS	COLOR(S) (Maximum of Two)	ODOMETER READING (Mileage)	NEW OR USED? <input checked="" type="checkbox"/> NEW <input type="checkbox"/> USED
		12			<small>If Commercial Use, Combination Use or Pick-Up Truck, Complete Section 8</small>

3 SELLER'S INFORMATION	NAME OF SELLER(S) (If 2 owners, include both names)	DATE VEHICLE SOLD (Purchased)	SELLING PRICE
	JOSEPH EQUIPMENT CO	6/14/18	\$51,500
SELLER'S ADDRESS (Number and Street) (City or Town) (State) (Zip Code)			
300 GAY STREET MANCHESTER NH 03103			

4 SECURITY INTEREST - Loan or Lien Information	NAME OF LIEN-HOLDER	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

5 TAX EXEMPTION	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.	
	CODE NO. FROM BACK OF FORM	IF CODE #3, LIST TOTAL SALES TAX PAID TO OTHER JURISDICTION \$
5G	COMMERCIAL TRUCK OVER 26,000 LBS	

6 OWNER SIGNATURE(S)	The undersigned certifies that there are no liens on this vehicle except those specified above. The insurance required by Connecticut law is in effect and will be maintained during this registration period. All property taxes due any CT Taxing Authority for any vehicle previously registered in my/our name(s) have been paid. If other than Passenger registration this vehicle is registered in 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 the intent to mislead the Commissioner, I will be subject to prosecution under the above-cited laws.		
	OWNER'S SIGNATURE	DATE SIGNED	CO-OWNER'S SIGNATURE
X	7/3/18	X	

ADDENDUM - If Additional Information is needed for your transaction, please complete the applicable sections below

7 LEASED VEHICLE INFORMATION	NAME OF LESSEE (Person to whom or company to which vehicle is leased)	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

8 OTHER THAN A PASSENGER STYLE MOTOR VEHICLE	LIGHT WEIGHT (Wt. empty)	GROSS WEIGHT (Declared Weight) (Light wt. + max load)	MANUFACTURER'S GROSS VEHICLE WEIGHT RATING
	20,260	120,000	120,000
COMPLETE FOR APPLICABLE VEHICLES (Buses, Trucks)	NO. AXLES	SEAT CAPACITY	NO. STANDEES
	3		
		CARRY SCHOOL CHILDREN? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	COM. CARRIER-US DOT NO. (If assigned)
			244197

TRAILERS - Rear lights required. Brakes required if 3,000 lbs. or more GVWR. Length of vehicle & trailer combined must be in accordance with CGS 14-262.	INTERSTATE COMMERCE? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	HAZARDOUS MATERIAL? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	USED FOR THE TRANSPORTATION OF A VESSEL (BOAT)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
--	--	---	---

9 DEALER TRANSACTION	VEHICLE I.D. NUMBER OF TRADED-IN VEHICLE	YEAR	MAKE	MODEL
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 & 53a-157b of the Connecticut General Statutes.

CONNECTICUT DEALER LICENSE NUMBER	DEALER SIGNATURE (Authorized Representative)	DATE SIGNED
	X	

CERTIFICATE OF TITLE

STATE OF MAINE

VEHICLE ID NUMBER	YEAR	MAKE	MODEL	BODY	TITLE NUMBER
57J4533C6J3575103	2018	FONA	TL	FB	14751693
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

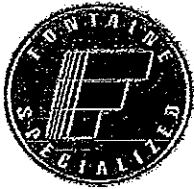
BB&T Commercial Equipment Capital Corp.

FIRST LIENHOLDER	12/01/2017 BB & T COMMERCIAL EQUIPMENT CAPITAL CORP 2 GREAT VALLEY PKWY STE 300 MALVERN, PA 19355	FIRST RELEASE	Interest in this vehicle is released by: Signature <i>Ops Ngr</i> 6/27/18 Title Date
SECOND LIENHOLDER		SECOND RELEASE	Interest in this vehicle is released by: Signature Title Date
THIRD LIENHOLDER		THIRD RELEASE	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

VOID IF ALTERED

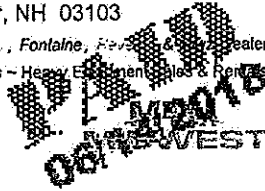


Joseph Equipment Company



300 Gay Street ~ Manchester, NH 03103

Factory Authorized Fontaine Supertrailer, Fontaine, Revco & ... Dealer
Dealer for New & Used Trucks ~ Trailers ~ Heavy Equipment Sales & Rentals



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	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.	Total
------------------------------	--------------

Payments/Credits

Balance Due

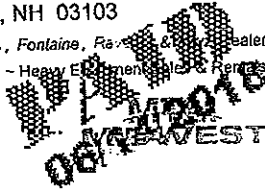


Joseph Equipment Company



300 Gay Street ~ Manchester, NH 03103

Factory Authorized Fontaine Equipment, Fontaine, Rayco & Terex Dealer
Dealer for New & Used Trucks ~ Trailers ~ Heavy Equipment Sales & Rentals



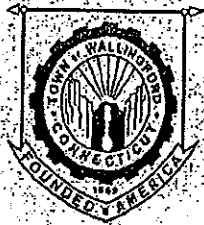
SOLD TO
UNITED CONCRETE 173 CHURCH ST YALESVILLE, CT 06492

DATE	INVOICE #
6/14/2018	14865

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



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. 2020-155 APPLICATION

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

HEARING DATE: _____

50:54:12.33J ST
15 FEB 21 PM:05
WALLINGFORD ASSESSOR

Property Owner:
Name of property Owner <u>United Concrete Products Inc</u>
Mailing Address <u>173 Church Street</u>
City, State, Zip <u>WALLINGFORD CT 06492</u>
Phone <u>203-269-3119</u>

Appellant (if other than owner):
Name of Owner's Agent _____
Mailing Address _____
City, State, Zip _____
Phone _____

Appellant's Capacity Owner Owner's Agent
(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 Semi Tra Plate# AJ 72026 Mileage 0

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?: \$ 51,500.00

Briefly state the basis of the Appeal: The new trailer title passed from the manufacturer through BB+T Equip Capital Corp, the finance corp., to Joseph Equipment Co., the retailer, and subsequently sold to United Concrete Products Inc. The odometer 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 knowledge and belief.

Signature(s) of _____

2/16/21

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 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 I - VEHICLE OWNER/USE						
Name of vehicle owner(s) or registrant (if different)		Address (number and street)		Town	State	Zip Code
United Concrete Products Inc		173 Church St		Wallingford	CT	06492
Person completing this form, if other than owner/registrant		Relationship	Tel. No.	Is the vehicle(s) listed below used by a "For Hire Motor Carrier"? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
CHERYL K CARR		Controller	203-269-3119			
If No, describe vehicle user's business		Is the vehicle(s) listed below leased or rented? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Name of lessee and/or sub-lessee (i.e., end user)		
TRANSPORTATION OF CONCRETE PRODUCTS						
Lessee/sub-lessee address (number and street)		Town	State	Zip Code	Tel. No.	
Is the vehicle(s) listed below used exclusively for transporting freight for hire? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		If Yes, describe freight transported				

SECTION II - TRUCK / TRUCK TRACTOR						
Vehicle Identification Number (VIN)		Date Acquired	Purchase Price \$		GVWR	
Date Registered	Vehicle Registration (Plate) No.	Year	Make	Model	Body style	
Sleeper cab Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Engine Size	Engine Type	No. of axles	Fuel Type		
Modified prior to 10/1? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If Yes, describe modification(s) made and enter cost of modification(s) excluding sales tax.					

SECTION III - TRAILER / SEMITRAILER						
Vehicle Identification Number (VIN)		Date Acquired	Purchase Price \$		GVWR	
57J4533C8J3575104		7/10/2018	51,500.00		120,000	
Date Registered	Vehicle Registration (Plate) No.	Year	Make	Model	Body style	
7/11/2018	AJ 72026	2018	Fontaine	Semi Tra		
Body style SE	Open <input checked="" type="checkbox"/> Enclosed <input type="checkbox"/>	Refrigeration Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Length 48 ft	No. of axles 3		
Modified prior to 10/1? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	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 my knowledge, remembrance and belief and that the vehicle listed above, together with any attachments thereto, is eligible for a property tax exemption pursuant to CGS §12-81(74).

Signature: 

Date Signed: 10/30/2020

For Assessor's Use Only							
Supplemental List	Cost of Vehicle	Modification Cost	Total Cost	X %	Proposed Cost	Dept. Cost	Assessment
Truck/truck tractor							
Trailer/semi-trailer							
TOTAL							
Regular List	Cost of Vehicle	Modification Cost	Total Cost	X %	Dept. Cost	Assessment	
Truck/truck tractor							
Trailer/semi-trailer							
TOTAL							
Exemption approved Yes <input type="checkbox"/> No <input type="checkbox"/>		Regular List <input type="checkbox"/>	Supplemental List <input type="checkbox"/>	By:			

CERTIFICATE OF TITLE



STATE OF CONNECTICUT DEPARTMENT OF MOTOR VEHICLES

VEHICLE/HULL IDENTIFICATION NUMBER (VIN/HIN) 57J4533C8J3575104	TITLE NUMBER AA2085220	DATE OF ISSUE 07/11/2018	PRIOR TITLE NUMBER 14751694	PRIOR STATE ME				
PURCHASED 07/10/2018	YEAR 2018	MAKE Fonta	MODEL SEMI TRA	BODY STYLE SE	CYL 00	NEW/USED USED	ODOMETER 000000	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

SECOND LIENHOLDER

DATE OF LIEN

RELEASE OF LIENS	
FIRST LIEN INTEREST IN DESCRIBED VEHICLE/VESSEL IS HEREBY RELEASED	
NAME	
AUTHORIZED SIGNATURE X	DATE RELEASED
SECOND LIEN INTEREST IN DESCRIBED VEHICLE/VESSEL IS HEREBY RELEASED	
NAME	
AUTHORIZED SIGNATURE X	DATE RELEASED

SB0604 REV. 12/15

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.

IN WITNESS WHEREOF,
I have affixed my hand.

COMMISSIONER OF MOTOR VEHICLES

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



*Sent original to Joy Rogers, Key Bank 11/2/18
Released by Key, lost by atty, see replacement*

VOID IF ALTERED

THIS TITLE CONTAINS A WATER MARK

THIS TITLE CONTAINS A WATER MARK



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 ↓ KEEP IN VEHICLE ↓ KEEP IN VEHICLE

VALID ONLY AFTER RESOLVING ALL COMPLIANCE ISSUES		CONNECTICUT REGISTRATION CERTIFICATE										VALID ONLY AFTER PAYMENT RECEIVED BY DMV	
KEEP THIS PORTION IN YOUR VEHICLE - DO NOT MAIL													
INSURANCE SHALL BE MAINTAINED AS REQUIRED BY CT LAW													
PLATE NUMBER	PLATE CLASS			EXP. DATE	VEHICLE IDENTIFICATION NUMBER			YR	MAKE	MODEL			
AJ72026	TRAILER			07/09/2021	57J4533C8J3575104			18	FONTA	SEMI TRA			
VEHICLE TYPE		REGISTERED USAGE			LIGHT WT	GVWR	DECLARED WT	STAND	SEAT	AXLES	COLOR	STYLE	
TRAILER		SEMI-TRAILER			20,260	120,000	120,000				BLACK	SE	
HAZ MAT?	TITLE	EMISSIONS DUE	TOTAL FEE	PLATE TYPE			TOWN	TAX TOWN			DMV WEBSITE		
N	Y		\$40.00	COMMERCIAL TRAILER			148	WALLINGFORD			05/12/2020		
OWNER(S): UNITED CONCRETE PRODUCTS INC										COMMISSIONER OF MOTOR VEHICLES			

RENEWAL *Seborgia Magubane*



↑ KEEP IN VEHICLE ↑ KEEP IN VEHICLE ↑ KEEP IN VEHICLE

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
http://www.ct.gov/dmv

DMV USE ONLY - TEMPORARY PLATE NUMBER
DMV USE ONLY - PERMANENT PLATE NUMBER

- 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.

1 OWNER SECTION (APPLICANT)	OWNER'S (APPLICANT'S) NAME (Last, First, Middle Initial) UNITED CONCRETE PRODUCTS, INC.			OWNER'S BIRTHDATE
	OWNER'S LICENSE OR ID NUMBER	STATE WHERE ISSUED	SECRETARY OF STATE NO. (If Applicable)	PHONE NUMBER (Optional)
IF CO-OWNERSHIP (Check one)	CO-OWNER'S (CO-APPLICANT'S) NAME (Last, First, Middle Initial)			CO-OWNER'S BIRTHDATE
<input type="checkbox"/> JOINT/OR - Requires ONE signature to transfer ownership	CO-OWNER'S LICENSE OR ID NUMBER			PHONE NUMBER (Optional)
<input type="checkbox"/> COMMON/AND - Requires ALL signatures to transfer ownership	STATE WHERE ISSUED			SECRETARY OF STATE NO. (If Applicable)

OWNER'S MAILING ADDRESS (Number and Street, and Apartment No. if applicable) (City or Town) (State) (Zip Code)
173 CHURCH STREET **YALESVILLE** **CT** **06492**

CT RESIDENT? YES NO

RESIDENT ADDRESS (If Different from Mailing Address - PO Box is NOT acceptable. Please include Apartment No. if applicable)

CHECK BOX IF RESIDENT ADDRESS IS WHERE IF DIFFERENT FROM RESIDENT ADDRESS, INDICATE HERE (Number and Street, Apartment No.) (City or Town) (State) (Zip Code)
 VEHICLE MOST FREQUENTLY LEAVES FROM, RETURNS TO, OR REMAINS (For Property Tax)

2 VEHICLE INFORMATION	VEHICLE I.D. NUMBER	YEAR	MAKE	MODEL NAME OR NO.	BODY STYLE (4-Dr. Sedan, etc.)
	57J4533C8J3575104	2018	FONTAINE	TL	FB
FUEL TYPE (Gas, Diesel, etc.)	CYLINDERS or CC's	NO. OF WHEELS	COLOR(S) (Maximum of Two)	ODOMETER READING (Mileage)	NEW OR USED? <input checked="" type="checkbox"/> NEW <input type="checkbox"/> USED
		12			<small>If Commercial Use, Combination Use, or Pick-Up Truck Complete Section 8</small>

3 SELLER'S INFORMATION	NAME OF SELLER(S) (If 2 owners, include both names)	DATE VEHICLE SOLD (Purchased)	SELLING PRICE
	JOSEPH EQUIPMENT CO	6/14/18	\$51,500
SELLER'S ADDRESS (Number and Street) (City or Town) (State) (Zip Code)			
300 GAY STREET MANCHESTER NH 03103			

4 SECURITY INTEREST - Loan or Lien Information	NAME OF LIEN-HOLDER	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

5 TAX EXEMPTION	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.	
	CODE NO. FROM BACK OF FORM	IF CODE #3, LIST TOTAL SALES TAX PAID TO OTHER JURISDICTION
5G	COMMERCIAL TRUCK OVER 26,000 LBS	\$

6 OWNER SIGNATURE(S)	I, the undersigned, certify that there are no liens on this vehicle except those specified above. The insurance required by Connecticut law is in effect and will be maintained during this registration period. All property taxes due any CT Taxing Authority for any vehicle previously registered in my/our name(s) have been paid. If other than Passenger registration this vehicle is registered in 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 the intent to mislead the Commissioner, I will be subject to prosecution under the above-cited laws.		
	OWNER'S SIGNATURE	DATE SIGNED	CO-OWNER'S SIGNATURE
X	7/3/18	X	

ADDENDUM - If Additional Information is needed for your transaction, please complete the applicable sections below

7 LEASED VEHICLE INFORMATION	NAME OF LESSEE (Person to whom or company to which vehicle is leased)	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

8 OTHER THAN A PASSENGER STYLE MOTOR VEHICLE	LIGHT WEIGHT (Wt. empty)	GROSS WEIGHT (Declared Weight) (Light wt. + max load)	MANUFACTURER'S GROSS VEHICLE WEIGHT RATING
	20,260	120,000	120,000
COMPLETE FOR APPLICABLE VEHICLES (Buses, Trucks)	NO. AXLES	SEAT CAPACITY	NO. STANDEES
	3		
	CARRY SCHOOL CHILDREN?	COM. CARRIER-US DOT NO. (If assigned)	
	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	244197	
TRAILERS - Rear lights required. Brakes required if 3,000 lbs. or more GVWR. Length of vehicle & trailer combined must be in accordance with CGS 14-262.		INTERSTATE COMMERCE?	HAZARDOUS MATERIAL?
		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
		USED FOR THE TRANSPORTATION OF A VESSEL (BOAT)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

9 DEALER TRANSACTION	VEHICLE I.D. NUMBER OF TRADED-IN VEHICLE	YEAR	MAKE	MODEL
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 & 53a-157b of the Connecticut General Statutes.

CONNECTICUT DEALER LICENSE NUMBER	DEALER SIGNATURE (Authorized Representative)	DATE SIGNED
	X	

CERTIFICATE OF TITLE
STATE OF MAINE

VEHICLE ID NUMBER	YEAR	MAKE	MODEL	BODY	TITLE NUMBER
57J4533C8J3575104	2018	FONA	TL	FB	14751694
NEW / USED	PURCHASE DATE	ISSUE DATE	PRIOR TITLE	ODOMETER	
NEW	12/01/2017	01/03/2018			

NAIL 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 LIENHOLDER	

FIRST RELEASE	Interest in this vehicle is released by:
	Signature: <i>[Signature]</i>
SECOND RELEASE	Title: <i>Ops Mgr.</i> Date: <i>4/27/18</i>
	Interest in this vehicle is released by:
THIRD RELEASE	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

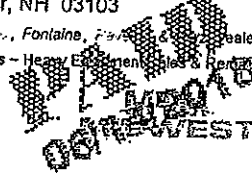
VOID IF ALTERED



Joseph Equipment Company

300 Gay Street ~ Manchester, NH 03103

Factory Authorized Dealer for **Fontaine, Fontaine, Fontaine**
Dealer for New & Used Trucks ~ Trailers ~ Heavy Equipment Sales & Rentals



SOLD TO
UNITED CONCRETE 173 CHURCH ST YALESVILLE, CT 06492

DATE	INVOICE #
6/14/2018	14863

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
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.

Total

Payments/Credits

Balance Due

PHONE (603) 641-8608 ~ FAX (603) 666-3716

Page 1

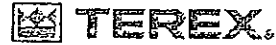
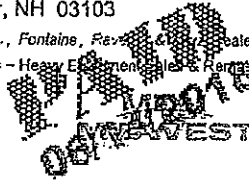
www.josephequipment.com ~ josephequipment@aol.com



Joseph Equipment Company

300 Gay Street ~ Manchester, NH 03103

Factory Authorized Fontaine Spec. Sites, Fontaine, Revco, & Water
Dealer for New & Used Trucks ~ Trailers ~ Heavy Equipment Sales & Rentals



SOLD TO
UNITED CONCRETE 173 CHURCH ST YALESVILLE, CT 06492

DATE	INVOICE #
6/14/2018	14865

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*	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

PHONE (603) 641-8608 ~ FAX (603) 666-3716

Page 2
www.josephequipment.com ~ josephequipment@aol.com

MOTOR VEHICLE RECORD
TOWN OF WALLINGFORD

GENERAL DATA:

Unique ID: 89209 List Num: 89209 Assessment Year: 2020 DATE: 02/17/2021
Last Changed: 12/14/2020

OWNER'S ADDRESS

Name: UNITED CONCRETE PRODUCTS INC
Care Of:
Street 1: 173 CHURCH ST
City: WALLINGFORD CA= No
State: CT Zip: 06492-2267
Record Status: ACTIVE
Last Changed: 12/14/2020
Date of Birth
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	MAKE	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
2018	FONTA	SEMI TRA	10	57J4533C8J3575104	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

Change Reason: PREV. VALUE PRICING

MOTOR VEHICLE RECORD
TOWN OF WALLINGFORD

GENERAL DATA:

Unique ID: 89209

List Num: 89209

Assessment Year:

DATE: 02/22/2021

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

Record Status: ACTIVE
Last Changed: 12/14/2020
Date of Birth
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	MAKE	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
2018	FONTA	SEMI TRA	10	57J4533C8J3575104	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

Change Reason:

PREV. VALUE PRICING

2020-155

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

BE:0THV OZ, AON Z
ASSESSOR

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 on this form does not allow you to answer a question completely, attach an additional sheet(s) that includes the name of vehicle owner, 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.

DENIED

SECTION I -- VEHICLE OWNER / USE

Name of vehicle owner(s) or registrant (if different) <i>United Concrete Products Inc</i>	Address (number and street) <i>173 Church St</i>	Town <i>Wallingford</i>	State <i>CT</i>	Zip Code <i>06492</i>
Person completing this form, if other than owner/registrant <i>Cheryl K Carr</i>	Relationship <i>Controller</i>	Tel. No. <i>203-269-3119</i>	Is the vehicle(s) listed below used by a "For Hire Motor Carrier"? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If No, describe vehicle user's business <i>TRANSPORTATION OF Concrete Products</i>	Is the vehicle(s) listed below leased or rented? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Name of lessee and/or sub-lessee (i.e., end user)		
Lessee/sub-lessee address (number and street)	Town	State	Zip Code	Tel. No.
Is the vehicle(s) listed below used exclusively for transporting freight for hire? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If Yes, describe freight transported			

SECTION II -- TRUCK / TRUCK TRACTOR

Vehicle Identification Number (VIN)	Date Acquired	Purchase Price \$	GVWR
Date Registered	Vehicle Registration (Plate) No.	Year	Make
			Model
Sleeper cab Yes <input type="checkbox"/> No <input type="checkbox"/>	Engine Size	Engine Type	No. of axles
			Fuel Type
Modified prior to 10/1? Yes <input type="checkbox"/> No <input type="checkbox"/>	If Yes, describe modification(s) made and enter cost of modification(s) excluding sales tax.		

SECTION III -- TRAILER / SEMITRAILER

Vehicle Identification Number (VIN) <i>57J4533C8J3575104</i>	Date Acquired <i>7/10/2018</i>	Purchase Price \$ <i>51,500.00</i>	GVWR <i>120,000</i>
Date Registered <i>7/11/2018</i>	Vehicle Registration (Plate) No. <i>AJ 72026</i>	Year <i>2018</i>	Make <i>Fontaine</i>
			Model <i>Semi Tra</i>
Body style <i>SE</i>	Open <input checked="" type="checkbox"/> Enclosed <input type="checkbox"/>	Refrigeration: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Length <i>48 ft</i>
			No. of axles <i>3</i>
Modified prior to 10/1? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	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 my knowledge, remembrance and belief, and that the vehicle listed above, together with any attachments thereto, is eligible for a property tax exemption pursuant to CGS §12-81(74).

Signature: *[Signature]* Date Signed: *10/30/2020*

For Assessor's Use Only							
Supplemental List	Cost of Vehicle	Modification Cost	Total Cost	X %	Prorated Cost	Depr. Cost	Assessment
Truck/truck tractor							
Trailer/semi-trailer							
TOTAL							
Regular List	Cost of Vehicle	Modification Cost	Total Cost	X %	Depr. Cost	Assessment	
Truck/truck tractor							
Trailer/semi-trailer							
TOTAL							
Exemption approved: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Regular List <input type="checkbox"/> Supplemental List <input type="checkbox"/>		by: <i>IF</i>			

CERTIFICATE OF TITLE
STATE OF CONNECTICUT
DEPARTMENT OF MOTOR VEHICLES



VEHICLE/HULL IDENTIFICATION NUMBER (VIN/HIN)		TITLE NUMBER	DATE OF ISSUE	PRIOR TITLE NUMBER	PRIOR STATE			
57J4533C8J3575104		AA2085220	07/11/2018	14751694	ME			
PURCHASED	YEAR	MAKE	MODEL	BODY STYLE	CYL	NEW/USED	ODOMETER	FUEL TYPE
07/10/2018	2018	Fonta	SEMI TRA	SE	00	USED	000000	
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

SECOND LIENHOLDER

DATE OF LIEN

RELEASE OF LIENS	
FIRST LIEN INTEREST IN DESCRIBED VEHICLE/VESSEL IS HEREBY RELEASED	
NAME	
AUTHORIZED SIGNATURE	DATE RELEASED
X	
SECOND LIEN INTEREST IN DESCRIBED VEHICLE/VESSEL IS HEREBY RELEASED	
NAME	
AUTHORIZED SIGNATURE	DATE RELEASED
X	

SB0604 REV. 12/15

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.

IN WITNESS WHEREOF,
 I have affixed my hand.

Michael R. Byrne

COMMISSIONER OF MOTOR VEHICLES

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



*Sent original to Joy Rogers, Key Bank 11/2/18
 Released by Key, lost by atty, see replacement*

VOID IF ALTERED

THIS TITLE CONTAINS A WATER MARK

THIS TITLE CONTAINS A WATER MARK



STATE OF CONNECTICUT

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



Registration Credential

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

#144

↓ KEEP IN VEHICLE ↓ KEEP IN VEHICLE ↓ KEEP IN VEHICLE

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

PLATE NUMBER AJ72026		PLATE CLASS TRAILER		EXP. DATE 07/09/2021	VEHICLE IDENTIFICATION NUMBER 57J4533C8J3575104			YR 18	MAKE FONTA	MODEL SEMI TRA	
VEHICLE TYPE TRAILER		REGISTERED USAGE SEMI-TRAILER		LIGHT WT 20,260	GVWR 120,000	DECLARED WT 120,000	STAND	SEAT	AXLES	COLOR BLACK	STYLE SE
HAZ MAT? N	TITLE Y	EMISSIONS DUE	TOTAL FEE \$40.00	PLATE TYPE COMMERCIAL TRAILER		TOWN 148	TAX TOWN WALLINGFORD		DMV WEBSITE 05/12/2020		
OWNER(S): UNITED CONCRETE PRODUCTS INC							COMMISSIONER OF MOTOR VEHICLES				

RENEWAL *Sibongile Magubane*



↑ KEEP IN VEHICLE ↑ KEEP IN VEHICLE ↑ KEEP IN VEHICLE

Registration Fee \$40.00

TOTAL FEES \$40.00

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

DMV USE ONLY - TEMPORARY PLATE NUMBER
DMV USE ONLY - PERMANENT PLATE NUMBER

- INSTRUCTIONS:**
- (1) Please print using a black or blue pen.
 - (2) Fill out the applicable sections of this form.
 - (3) Use the DMV website to check for all documents required to complete your transaction and for any outstanding compliance issues.

1 OWNER SECTION (APPLICANT)	OWNER'S (APPLICANT'S) NAME (Last, First, Middle Initial) UNITED CONCRETE PRODUCTS, INC.			OWNER'S BIRTHDATE
	OWNER'S LICENSE OR ID NUMBER	STATE WHERE ISSUED	SECRETARY OF STATE NO. (If Applicable)	PHONE NUMBER (Optional)
IF CO-OWNERSHIP (Check one)				
<input type="checkbox"/> JOINT/OR - Requires ONE signature to transfer ownership	CO-OWNER'S (CO-APPLICANT'S) NAME (Last, First, Middle Initial)			CO-OWNER'S BIRTHDATE
<input type="checkbox"/> COMMON/AND - Requires ALL signatures to transfer ownership	CO-OWNER'S LICENSE OR ID 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)	(Zip Code)
173 CHURCH STREET	YALESVILLE	CT	06492

CT RESIDENT? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	RESIDENT ADDRESS (If Different from Mailing Address - PO Box is NOT acceptable. Please include Apartment No. if applicable)
---	---

CHECK BOX IF RESIDENT ADDRESS IS WHERE IF DIFFERENT FROM RESIDENT ADDRESS, INDICATE HERE (Number and Street, Apartment No.) (City or Town) (State) (Zip Code)
VEHICLE MOST FREQUENTLY LEAVES FROM, RETURNS TO, OR REMAINS (For Property Tax)

2 VEHICLE INFORMATION	VEHICLE I.D. NUMBER	YEAR	MAKE	MODEL NAME OR NO.	BODY STYLE (4-Dr. Sedan, etc.)
	57J4533C8J3575104	2018	FONTAINE	TL	FB
FUEL TYPE (Gas, Diesel, etc.)	CYLINDERS or CC's	NO. OF WHEELS	COLOR(S) (Maximum of Two)	ODOMETER READING (Mileage)	NEW OR USED? <input checked="" type="checkbox"/> NEW <input type="checkbox"/> USED
		12			<i>If Commercial Use, Combination use or Pick-Up Truck, Complete Section 8</i>

3 SELLER'S INFORMATION	NAME OF SELLER(S) (If 2 owners, include both names)	DATE VEHICLE SOLD (Purchased)	SELLING PRICE
	JOSEPH EQUIPMENT CO	6/14/18	\$51,500
SELLER'S ADDRESS (Number and Street)		(City or Town)	(State) (Zip Code)
300 GAY STREET		MANCHESTER	NH 03103

4 SECURITY INTEREST - Loan or Lien Information	NAME OF LIEN-HOLDER	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

5 TAX EXEMPTION	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.	
	CODE NO. FROM BACK OF FORM	IF CODE #3, LIST TOTAL SALES TAX PAID TO OTHER JURISDICTION
5G	COMMERCIAL TRUCK OVER 26,000 LBS	\$

6 OWNER SIGNATURE(S)	The undersigned certifies that there are no liens on this vehicle except those specified above. The insurance required by Connecticut law is in effect and will be maintained during this registration period. All property taxes due any CT Taxing Authority for any vehicle previously registered in my/our name(s) have been paid. If other than Passenger registration this vehicle is registered in 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 the intent to mislead the Commissioner, I will be subject to prosecution under the above-cited laws.		
	OWNER'S SIGNATURE	DATE SIGNED	CO-OWNER'S SIGNATURE
X	7/3/18	X	

7 LEASED VEHICLE INFORMATION	ADDENDUM - 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)	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	

8 OTHER THAN A PASSENGER STYLE MOTOR VEHICLE	LIGHT WEIGHT (Wt. empty)	GROSS WEIGHT (Declared Weight) (Light wt. + max load)	MANUFACTURER'S GROSS VEHICLE WEIGHT RATING
	20,260	120,000	120,000
COMPLETE FOR APPLICABLE VEHICLES (Buses, Trucks)	NO. AXLES	SEAT CAPACITY	NO. STANDEES
	3		
		CARRY SCHOOL CHILDREN?	COM. CARRIER-US DOT NO. (If assigned)
		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	244197
TRAILERS - Rear lights required. Brakes required if 3,000 lbs. or more GVWR. Length of vehicle & trailer combined must be in accordance with CGS 14-262.		INTERSTATE COMMERCE?	HAZARDOUS MATERIAL?
		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
		USED FOR THE TRANSPORTATION OF A VESSEL (BOAT)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

9 DEALER TRANSACTION	VEHICLE I.D. NUMBER OF TRADED-IN VEHICLE	YEAR	MAKE	MODEL
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 & 53a-157b of the Connecticut General Statutes.		
CONNECTICUT DEALER LICENSE NUMBER	DEALER SIGNATURE (Authorized Representative)	DATE SIGNED
	X	

STATE OF MAINE

VEHICLE ID NUMBER	YEAR	MAKE	MODEL	BODY	TITLE NUMBER
57J4533C8J3575104	2018	FONA	TL	FB	14751694
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

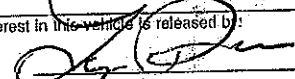
Secretary of State



Bureau of Motor Vehicles

BB&T Commercial Equipment Capital Corp.

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

FIRST RELEASE	Interest in this vehicle is released by:  Signature <u>Ops Mgr. 6/27/18</u> Title Date
SECOND RELEASE	Interest in this vehicle is released by: Signature Title Date
THIRD RELEASE	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

L14127020

VOID IF ALTERED

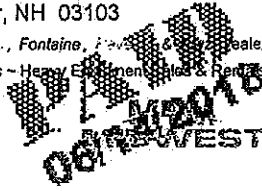


Joseph Equipment Company



300 Gay Street ~ Manchester, NH 03103

Factory Authorized Dealer for Fontaine, Fontaine, Fontaine, Fontaine, Fontaine Dealer
Dealer for New & Used Trucks ~ Trailers ~ Heavy Equipment Sales & Rentals



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	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.	Total
------------------------------	--------------

Payments/Credits

Balance Due

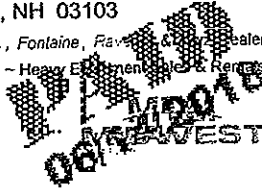


Joseph Equipment Company



300 Gay Street ~ Manchester, NH 03103

Factory Authorized Dealer & Rep. for Fontaine, Ravenna & ... Dealer
Dealer for New & Used Trucks ~ Trailers ~ Heavy Equipment Sales & Rentals



SOLD TO
UNITED CONCRETE 173 CHURCH ST YALESVILLE, CT 06492

DATE	INVOICE #
6/14/2018	14865

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

PHONE (603) 641-8608 ~ FAX (603) 666-3716

Page 2
www.josephequipment.com ~ josephequipment@aol.com



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. 2020-156

APPLICATION

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

90:SNW 17, 88:10
9 FEB 21 10:05
WALD ASSessor

HEARING DATE: _____

Property Owner:
Name of property Owner <u>United Concrete Products Inc</u>
Mailing Address <u>173 Church Street</u>
City, State, Zip <u>WALLINGFORD CT 06492</u>
Phone <u>203-269-3119</u>

Appellant (if other than owner):
Name of Owner's Agent
Mailing Address
City, State, Zip
Phone

Appellant's Capacity Owner Owner's Agent
(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 Trailer Plate# AJ 72025 Mileage 0

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?: \$ 51,500.00

Briefly state the basis of the Appeal: The new trailer title passed from the manufacturer through BB+T Equip Capital Corp, the finance corp., to Joseph Equipment Co., the retailer, and subsequently sold to United Concrete Products Inc.

The odometer 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 knowledge and belief.

Signature(s) of _____

2/16/21

145

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 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 I - VEHICLE OWNER / USE					
Name of vehicle owner(s) or registrant (if different)		Address (number and street)		Town	State
United Concrete Products Inc		173 Church St		Wallingford	CT
Person completing this form, if other than owner/registrant		Relationship	Tel. No.	Is the vehicle(s) listed below used by a For Hire Motor Carrier? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Cheryl K Carr		Controller	203-269-3119		
If No, describe vehicle user's business	Is the vehicle(s) listed below leased or rented? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Name of lessee and/or sub-lessee (i.e., end user)		
Transportation of Concrete Products					
Lessee/sub-lessee address (number and street)		Town	State	Zip Code	Tel. No.
Is the vehicle(s) listed below used exclusively for transporting freight for hire? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			If Yes, describe freight transported		

SECTION II - TRUCK / TRUCK TRACTOR					
Vehicle Identification Number (VIN)		Date Acquired	Purchase Price \$		GWR
Date Registered	Vehicle Registration (Plate) No.	Year	Make	Model	Body Style
Sleeper cab Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Engine Size	Engine Type	No. of axles	Fuel Type	
Modified prior to 10/1? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If Yes, describe modification(s) made and enter cost of modification(s) excluding sales tax.				

SECTION III - TRAILER / SEMITRAILER					
Vehicle Identification Number (VIN)		Date Acquired	Purchase Price \$		GWR
57JH533CXJ3575105		7/10/2018	51,560.00		120,000
Date Registered	Vehicle Registration (Plate) No.	Year	Make	Model	
7/11/2018	AJ72025	2018	Fontaine	Trailer	
Body style	Open <input checked="" type="checkbox"/> Enclosed <input type="checkbox"/>	Refrigeration Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Length	No. of axles	
SE			48 ft	3	
Modified prior to 10/1? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	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 my knowledge, remembrance and belief, and that the vehicle listed above, together with any attachments thereto, is eligible for a property tax exemption pursuant to CGS §12-81(74).

Signature *J* Date Signed 10/30/2020

For Assessor's Use Only							
Supplemental List	Cost of Vehicle	Modification Cost	Total Cost	X %	Proposed Cost	Depr. Cost	Assessment
Truck/truck tractor							
Trailer/semi-trailer							
TOTAL							
Regular List	Cost of Vehicle	Modification Cost	Total Cost	X %	Depr. Cost	Assessment	
Truck/truck tractor							
Trailer/semi-trailer							
TOTAL							
Exemption approved Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Regular List <input type="checkbox"/> Supplemental List <input type="checkbox"/>		by:			



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.

#145

↓ KEEP IN VEHICLE ↓ KEEP IN VEHICLE ↓ KEEP IN VEHICLE

VALID ONLY AFTER RESOLVING ALL COMPLIANCE ISSUES		CONNECTICUT REGISTRATION CERTIFICATE								VALID ONLY AFTER PAYMENT RECEIVED BY DMV	
KEEP THIS PORTION IN YOUR VEHICLE - DO NOT MAIL											
INSURANCE SHALL BE MAINTAINED AS REQUIRED BY CT LAW											
PLATE NUMBER AJ72025	PLATE CLASS TRAILER	EXP. DATE 07/09/2021	VEHICLE IDENTIFICATION NUMBER 57J4533CXJ3575105			YR 18	MAKE FONTA	MODEL TRAILER			
VEHICLE TYPE TRAILER	REGISTERED USAGE SEMI-TRAILER	LIGHT WT 20,260	GVWR 120,000	DECLARED WT 120,000	STAND	SEAT	AXLES	COLOR BLACK	STYLE SE		
HAZ MAT? N	TITLE Y	EMISSIONS DUE	TOTAL FEE \$40.00	PLATE TYPE COMMERCIAL TRAILER	TOWN 148	TAX TOWN WALLINGFORD		DMV WEBSITE 05/12/2020			
OWNER(S): UNITED CONCRETE PRODUCTS INC						COMMISSIONER OF MOTOR VEHICLES					

RENEWAL *Sibongile Magubane*



↑ KEEP IN VEHICLE ↑ KEEP IN VEHICLE ↑ KEEP IN VEHICLE

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
80 STATE STREET, WETHERSFIELD, CT 06161
http://www.ct.gov/dmv

DMV USE ONLY - TEMPORARY PLATE NUMBER
DMV USE ONLY - PERMANENT PLATE NUMBER

- INSTRUCTIONS:**
 (1) Please print using a black or blue pen.
 (2) Fill out the applicable sections of this form.
 (3) Use the DMV website to check for all documents required to complete your transaction and for any outstanding compliance issues.

1 OWNER SECTION (APPLICANT)	OWNER'S (APPLICANT'S) NAME (Last, First, Middle Initial) UNITED CONCRETE PRODUCTS, INC.			OWNER'S BIRTHDATE
	OWNER'S LICENSE OR ID NUMBER	STATE WHERE ISSUED	SECRETARY OF STATE NO. (If Applicable)	PHONE NUMBER (Optional)
IF CO-OWNERSHIP (Check one)	CO-OWNER'S (CO-APPLICANT'S) NAME (Last, First, Middle Initial)			CO-OWNER'S BIRTHDATE
<input type="checkbox"/> JOINT/OR - Requires ONE signature to transfer ownership	CO-OWNER'S LICENSE OR ID NUMBER			PHONE NUMBER (Optional)
<input type="checkbox"/> COMMON/AND - Requires ALL signatures to transfer ownership	STATE WHERE ISSUED			SECRETARY OF STATE NO. (If Applicable)

OWNER'S MAILING ADDRESS (Number and Street, and Apartment No. if applicable) (City or Town) (State) (Zip Code)
173 CHURCH STREET YALESVILLE CT 06492

CT RESIDENT?
 YES NO
 RESIDENT ADDRESS (If Different from Mailing Address - PO Box is NOT acceptable. Please include Apartment No. if applicable)
 CHECK BOX IF RESIDENT ADDRESS IS WHERE IF DIFFERENT FROM RESIDENT ADDRESS, INDICATE HERE (Number and Street, Apartment No.) (City or Town) (State) (Zip Code)
 VEHICLE MOST FREQUENTLY LEAVES FROM, RETURNS TO, OR REMAINS (For Property Tax)

2 VEHICLE INFORMATION	VEHICLE I.D. NUMBER	YEAR	MAKE	MODEL NAME OR NO.	BODY STYLE (4-Dr. Sedan, etc.)
	57J4533CXJ3575105	2018	FONTAINE	TL	FB
FUEL TYPE (Gas, Diesel, etc.)	CYLINDERS or CC's	NO. OF WHEELS	COLOR(S) (Maximum of Two)	ODOMETER READING (Mileage)	NEW OR USED? <input checked="" type="checkbox"/> NEW <input type="checkbox"/> USED
		12			<small>If Commercial Use, Combination Truck or Stake Up Truck, Complete Section 8</small>

3 SELLER'S INFORMATION	NAME OF SELLER(S) (If 2 owners, include both names)		DATE VEHICLE SOLD (Purchased)	SELLING PRICE
	JOSEPH EQUIPMENT CO		6/14/18	\$51,500
SELLER'S ADDRESS (Number and Street) (City or Town) (State) (Zip Code)		300 GAY STREET MANCHESTER NH 03103		

4 SECURITY INTEREST - Loan or Lien Information	NAME OF LIEN-HOLDER	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

5 TAX EXEMPTION	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.	
	CODE NO. FROM BACK OF FORM 5G	EXEMPTION INFORMATION (If leased vehicle lessor tax number if applicable) COMMERCIAL TRUCK OVER 26,000 LBS
		IF CODE #3, LIST TOTAL SALES TAX PAID TO OTHER JURISDICTION \$

6 OWNER SIGNATURE(S)	<small>The undersigned certifies that there are no liens on this vehicle except those specified above. The insurance required by Connecticut law is in effect and will be maintained during this registration period. All property taxes due any CT Taxing Authority for any vehicle previously registered in my/our name(s) have been paid. If other than Passenger registration this vehicle is registered in 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-457b of the Connecticut General Statutes. I understand that if I make a statement which I do not believe to be true, with intent to mislead the Commissioner, I will be subject to prosecution under the above-cited laws.</small>		
	OWNER'S SIGNATURE X	DATE SIGNED 7/3/18	CO-OWNER'S SIGNATURE X

ADDENDUM - If Additional Information is needed for your transaction, please complete the applicable sections below.

7 LEASED VEHICLE INFORMATION	NAME OF LESSEE (Person to whom or company to which vehicle is leased)	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

8 OTHER THAN A PASSENGER STYLE MOTOR VEHICLE	LIGHT WEIGHT (Wt. empty)	GROSS WEIGHT (Declared Weight) (Light wt. + max load)	MANUFACTURER'S GROSS VEHICLE WEIGHT RATING
	20,260	120,000	120,000
COMPLETE FOR APPLICABLE VEHICLES (Buses, Trucks)	NO. AXLES	SEAT CAPACITY	NO. STANDEES
	3		
		CARRY SCHOOL CHILDREN? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	COM. CARRIER-US DOT NO. (If assigned) 244197
TRAILERS - Rear lights required. Brakes required if 3,000 lbs. or more GVWR. Length of vehicle & trailer combined must be in accordance with CGS 14-262.		INTERSTATE COMMERCE? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	HAZARDOUS MATERIAL? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
		USED FOR THE TRANSPORTATION OF A VESSEL (BOAT)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

9 DEALER TRANSACTION	VEHICLE I.D. NUMBER OF TRADED-IN VEHICLE	YEAR	MAKE	MODEL
	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 & 53a-457b of the Connecticut General Statutes.			CONNECTICUT DEALER LICENSE NUMBER	
			DEALER SIGNATURE (Authorized Representative) X	
			DATE SIGNED	

CERTIFICATE OF TITLE

STATE OF MAINE

VEHICLE ID NUMBER	YEAR	MAKE	MODEL	BODY	TITLE NUMBER
57J4533CXJ3575105	2018	FONA	TL	FB	14751695
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 LIENHOLDER	12/01/2017 BB & T COMMERCIAL EQUIPMENT CAPITAL CORP 2 GREAT VALLEY PKWY STE 300 MALVERN, PA 19355
SECOND LIENHOLDER	
THIRD LIENHOLDER	

FIRST RELEASE	Interest in this vehicle is released by: Signature <i>[Signature]</i> Title <i>Ops Mgr.</i> Date <i>6/27/18</i>
SECOND RELEASE	Interest in this vehicle is released by: Signature _____ Title _____ Date _____
THIRD RELEASE	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

L14127021

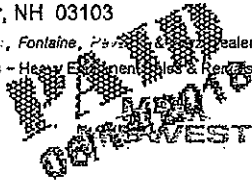
VOID IF ALTERED



Joseph Equipment Company

300 Gay Street ~ Manchester, NH 03103

Factory Authorized *Fontaine* Dealer
Dealer for New & Used Trucks - Trailers - Heavy Equipment Sales & Service



SOLD TO
UNITED CONCRETE 173 CHURCH ST YALESVILLE, CT 06492

DATE	INVOICE #
6/14/2018	14865

TERMS

DESCRIPTION	QTY	RATE	AMOUNT
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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.	Total
------------------------------	--------------

Payments/Credits

Balance Due

PHONE (603) 641-8608 ~ FAX (603) 666-3716

Page 1
www.josephequipment.com ~ josephequipment@aol.com

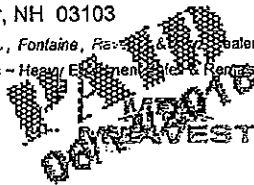


Joseph Equipment Company



300 Gay Street ~ Manchester, NH 03103

Factory Authorized Fontaine Specialist, Fontaine, Pave & Gravel Dealer
Dealer for New & Used Trucks ~ Trailers ~ Heavy Equipment ~ Pallets & Rollers



SOLD TO
UNITED CONCRETE 173 CHURCH ST YALESVILLE, CT 06492

DATE	INVOICE #
6/14/2018	14865

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

PHONE (603) 641-8608 ~ FAX (603) 666-3716

Page 2
www.josephequipment.com ~ josephequipment@aol.com

**MOTOR VEHICLE RECORD
TOWN OF WALLINGFORD**

GENERAL DATA:

Unique ID: 89208 List Num: 89208 Assessment Year: 2020 Last Changed: 12/14/2020

DATE: 02/17/2021

OWNER'S ADDRESS

Name: UNITED CONCRETE PRODUCTS INC Record Status: ACTIVE
Care Of: Street 1: 173 CHURCH ST CA= No Last Changed: 12/14/2020
City: WALLINGFORD Date of Birth
State: CT Zip: 06492-2267 Registration # AJ72025
District:

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
Change Reason: PREV. VALUE PRICING		

MOTOR VEHICLE RECORD
TOWN OF WALLINGFORD

GENERAL DATA:

Unique ID: 89208

List Num: 89208

Assessment Year: 2020

DATE: 02/22/2021

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

Record Status: ACTIVE
Last Changed: 12/14/2020
Date of Birth
Registration # AJ72025
District:

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

Change Reason:

PREV. VALUE PRICING

2020 - 156

145

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

06:01PM 02.00N Z
2 NOV 20 4M10:38
MILED ASSESSOR

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. **DENIED** Since this form does 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 I - VEHICLE OWNER / USE						
Name of vehicle owner(s) or registrant (if different) <i>United Concrete Products Inc</i>		Address (number and street) <i>173 Church St</i>		Town <i>Wallingford</i>	State <i>CT</i>	Zip Code <i>06492</i>
Person completing this form, if other than owner/registrant <i>Cheryl K Carr</i>		Relationship <i>Controller</i>		Tel. No. <i>203-269-3119</i>	Is the vehicle(s) listed below used by a "For Hire Motor Carrier"? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If No, describe vehicle user's business: <i>Transportation of concrete products</i>		Is the vehicle(s) listed below leased or rented? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Name of lessee and/or sub-lessee (i.e., end user)		
Lessee/sub-lessee address (number and street)		Town	State	Zip Code	Tel. No.	
Is the vehicle(s) listed below used exclusively for transporting freight for hire? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		If Yes, describe freight transported				

SECTION II - TRUCK / TRUCK TRACTOR					
Vehicle Identification Number (VIN)		Date Acquired	Purchase Price \$		GVWR
Date Registered	Vehicle Registration (Plate) No.	Year	Make	Model	Body style
Sleeper cab Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Engine Size	Engine Type	No. of axles	Fuel Type	
Modified prior to 10/1? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If Yes, describe modification(s) made and enter cost of modification(s) excluding sales tax.				

SECTION III - TRAILER / SEMITRAILER					
Vehicle Identification Number (VIN) <i>57J4533CXJ3575105</i>		Date Acquired <i>7/10/2018</i>	Purchase Price \$ <i>51,500.00</i>		GVWR <i>120,000</i>
Date Registered <i>7/11/2018</i>	Vehicle Registration (Plate) No. <i>AJ72025</i>	Year <i>2018</i>	Make <i>Fontaine</i>	Model <i>Trailer</i>	
Body style <i>SE</i>	Open <input checked="" type="checkbox"/> Enclosed <input type="checkbox"/>	Refrigeration Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Length <i>48 ft</i>	No. of axles <i>3</i>	
Modified prior to 10/1? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	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 my knowledge, remembrance and belief and that the vehicle listed above, together with any attachments thereto, is eligible for a property tax exemption pursuant to CGS §12-81(74).

Signature

[Handwritten Signature]

10/30/2020
Date Signed

For Assessor's Use Only							
Supplemental List	Cost of Vehicle	Modification Cost	Total Cost	X %	Proposed Cost	Depr. Cost	Assessment
Truck/truck tractor							
Trailer/semi-trailer							
TOTAL							
Regular List	Cost of Vehicle	Modification Cost	Total Cost	X %	Depr. Cost	Assessment	
Truck/truck tractor							
Trailer/semi-trailer							
TOTAL							
Exemption approved Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Regular List <input type="checkbox"/> Supplemental List <input type="checkbox"/>		by: <i>IF</i>			

CERTIFICATE OF TITLE



STATE OF CONNECTICUT
DEPARTMENT OF MOTOR VEHICLES

VEHICLE/HULL IDENTIFICATION NUMBER (VIN/HIN) 57J4533CXJ3575105	TITLE NUMBER AA2085219	DATE OF ISSUE 07/11/2018	PRIOR TITLE NUMBER 14751695	PRIOR STATE ME
PURCHASED 07/10/2018	YEAR 2018	MAKE Fonta	MODEL TRAILER	BODY STYLE SE
			NEW/USED USED	ODOMETER 000000
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

SECOND LIENHOLDER

DATE OF LIEN

RELEASE OF LIENS	
FIRST LIEN INTEREST IN DESCRIBED VEHICLE/VESSEL IS HEREBY RELEASED	
NAME	
AUTHORIZED SIGNATURE X	DATE RELEASED
SECOND LIEN INTEREST IN DESCRIBED VEHICLE/VESSEL IS HEREBY RELEASED	
NAME	
AUTHORIZED SIGNATURE X	DATE RELEASED

SB0604 REV. 12/16



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.

IN WITNESS WHEREOF,
I have affixed my hand.

Michael R. Byrge
COMMISSIONER OF MOTOR VEHICLES

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



*Sent original to Toy Rogers, KeyBank 11/2/18
Released by Key, lost by atty, see replacement*

VOID IF ALTERED

THIS TITLE CONTAINS A WATER MARK

THIS TITLE CONTAINS A WATER MARK



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.

#145

↓ KEEP IN VEHICLE ↓ KEEP IN VEHICLE ↓ KEEP IN VEHICLE

VALID ONLY AFTER RESOLVING ALL COMPLIANCE ISSUES		CONNECTICUT REGISTRATION CERTIFICATE								VALID ONLY AFTER PAYMENT RECEIVED BY DMV		
KEEP THIS PORTION IN YOUR VEHICLE - DO NOT MAIL		INSURANCE SHALL BE MAINTAINED AS REQUIRED BY CT LAW										
PLATE NUMBER	PLATE CLASS			EXP. DATE	VEHICLE IDENTIFICATION NUMBER			YR	MAKE	MODEL		
AJ72025	TRAILER			07/09/2021	57J4533CXJ3575105			18	FONTA	TRAILER		
VEHICLE TYPE		REGISTERED USAGE			LIGHT WT	GVWR	DECLARED WT	STAND	SEAT	AXLES	COLOR	STYLE
TRAILER		SEMI-TRAILER			20,260	120,000	120,000				BLACK	SE
HAZ MAT?	TITLE	EMISSIONS DUE	TOTAL FEE	PLATE TYPE		TOWN	TAX TOWN			DMV WEBSITE 05/12/2020		
N	Y		\$40.00	COMMERCIAL TRAILER		148	WALLINGFORD					
OWNER(S): UNITED CONCRETE PRODUCTS INC								COMMISSIONER OF MOTOR VEHICLES				

RENEWAL *Sebastian Magubane*



↑ KEEP IN VEHICLE ↑ KEEP IN VEHICLE ↑ KEEP IN VEHICLE

	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
http://www.ct.gov/dmv

DMV USE ONLY - TEMPORARY PLATE NUMBER
DMV USE ONLY - PERMANENT PLATE NUMBER

- INSTRUCTIONS:**
 (1) Please print using a black or blue pen.
 (2) Fill out the applicable sections of this form.
 (3) Use the DMV website to check for all documents required to complete your transaction and for any outstanding compliance issues.

1 OWNER SECTION (APPLICANT)	OWNER'S (APPLICANT'S) NAME (Last, First, Middle Initial) UNITED CONCRETE PRODUCTS, INC.			OWNER'S BIRTHDATE
	OWNER'S LICENSE OR ID NUMBER	STATE WHERE ISSUED	SECRETARY OF STATE NO. (If Applicable)	PHONE NUMBER (Optional)
IF CO-OWNERSHIP (Check one)	CO-OWNER'S (CO-APPLICANT'S) NAME (Last, First, Middle Initial)			CO-OWNER'S BIRTHDATE
<input type="checkbox"/> JOINT/OR - Requires ONE signature to transfer ownership	CO-OWNER'S LICENSE OR ID NUMBER			PHONE NUMBER (Optional)
<input type="checkbox"/> COMMON/AND - Requires ALL signatures to transfer ownership	STATE WHERE ISSUED			SECRETARY OF STATE NO. (If Applicable)

OWNER'S MAILING ADDRESS (Number and Street, and Apartment No. if applicable) (City or Town) (State) (Zip Code)
173 CHURCH STREET YALESVILLE CT 06492

CT RESIDENT? YES NO
 RESIDENT ADDRESS (If Different from Mailing Address - PO Box is NOT acceptable. Please include Apartment No. if applicable)
 CHECK BOX IF RESIDENT ADDRESS IS WHERE IF DIFFERENT FROM RESIDENT ADDRESS, INDICATE HERE (Number and Street, Apartment No.) (City or Town) (State) (Zip Code)
 VEHICLE MOST FREQUENTLY LEAVES FROM, RETURNS TO, OR REMAINS (For Property Tax)

2 VEHICLE INFORMATION	VEHICLE I.D. NUMBER	YEAR	MAKE	MODEL NAME OR NO.	BODY STYLE (4-Dr. Sedan, etc.)
	57J4533CXJ3575105	2018	FONTAINE	TL	FB
FUEL TYPE (Gas, Diesel, etc.)	CYLINDERS or CC's	NO. OF WHEELS	COLOR(S) (Maximum of Two)	ODOMETER READING (Mileage)	NEW OR USED? <input checked="" type="checkbox"/> NEW <input type="checkbox"/> USED
		12			<small>If Commercial use, Combination use or Pickup Truck, Complete Section 8</small>

3 SELLER'S INFORMATION	NAME OF SELLER(S) (If 2 owners, include both names)	DATE VEHICLE SOLD (Purchased)	SELLING PRICE
	JOSEPH EQUIPMENT CO	6/14/18	\$51,500
SELLER'S ADDRESS (Number and Street) (City or Town) (State) (Zip Code)			
300 GAY STREET MANCHESTER NH 03103			

4 SECURITY INTEREST - Loan or Lien Information	NAME OF LIEN-HOLDER	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

5 TAX EXEMPTION	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.	
	CODE NO. FROM BACK OF FORM	IF CODE #3, LIST TOTAL SALES TAX PAID TO OTHER JURISDICTION \$
5G	COMMERCIAL TRUCK OVER 26,000 LBS	\$

6 OWNER SIGNATURE(S)	The undersigned certifies that there are no liens on this vehicle except those specified above. The insurance required by Connecticut law is in effect and will be maintained during this registration period. All property taxes due any CT Taxing Authority for any vehicle previously registered in my/our name(s) have been paid. If other than Passenger registration this vehicle is registered in 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-457b of the Connecticut General Statutes. I understand that if I make a statement which I do not believe to be true, with intent to mislead the Commissioner, I will be subject to prosecution under the above-cited laws.		
	OWNER'S SIGNATURE	DATE SIGNED	CO-OWNER'S SIGNATURE
X	7/3/18	X	

ADDENDUM - If Additional Information is needed for your transaction, please complete the applicable sections below

7 LEASED VEHICLE INFORMATION	NAME OF LESSEE (Person to whom or company to which vehicle is leased)	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

8 OTHER THAN A PASSENGER STYLE MOTOR VEHICLE	LIGHT WEIGHT (Wt. empty)	GROSS WEIGHT (Declared Weight) (Light wt. + max load)	MANUFACTURER'S GROSS VEHICLE WEIGHT RATING
	20,260	120,000	120,000
COMPLETE FOR APPLICABLE VEHICLES (Buses, Trucks)	NO. AXLES	SEAT CAPACITY	NO. STANDEES
	3		
		CARRY SCHOOL CHILDREN?	COM. CARRIER-US DOT NO. (If assigned)
		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	244197
TRAILERS - Rear lights required. Brakes required if 3,000 lbs. or more GVWR. Length of vehicle & trailer combined must be in accordance with CGS 14-262.		INTERSTATE COMMERCE?	HAZARDOUS MATERIAL?
		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
		USED FOR THE TRANSPORTATION OF A VESSEL (BOAT)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

9 DEALER TRANSACTION	VEHICLE I.D. NUMBER OF TRADED-IN VEHICLE	YEAR	MAKE	MODEL
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 & 53a-457b of the Connecticut General Statutes.

CONNECTICUT DEALER LICENSE NUMBER	DEALER SIGNATURE (Authorized Representative)	DATE SIGNED
	X	

STATE OF MAINE

VEHICLE ID NUMBER	YEAR	MAKE	MODEL	BODY	TITLE NUMBER
57J4533CXJ3575105	2018	FONA	TL	FB	14751695
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 LIENHOLDER	12/01/2017 BB & T COMMERCIAL EQUIPMENT CAPITAL CORP 2 GREAT VALLEY PKWY STE 300 MALVERN, PA 19355
SECOND LIENHOLDER	
THIRD LIENHOLDER	

FIRST RELEASE	Interest in this vehicle is released by: <i>[Signature]</i> Signature <i>[Signature]</i> Title Date <i>Ops Mgr. 6/27/18</i>
SECOND RELEASE	Interest in this vehicle is released by: Signature Title Date
THIRD RELEASE	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

L14127021

VOID IF ALTERED

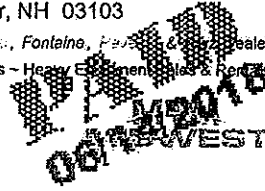


Joseph Equipment Company



300 Gay Street ~ Manchester, NH 03103

Factory Authorized Dealer for Fontaine, Ponsse, & ... Dealer
Dealer for New & Used Trucks ~ Trailers ~ Heavy Equipment ~ Pumps & Parts



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	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.	Total
------------------------------	--------------

Payments/Credits

Balance Due



Joseph Equipment Company



300 Gay Street ~ Manchester, NH 03103

Factory Authorized Fontaine Spreader, Fontaine, Pavers & Gravel Dealer
Dealer for New & Used Trucks ~ Trailers ~ Heavy Equipment Sales & Rentals



06/14/2018
NEWEST



SOLD TO
UNITED CONCRETE 173 CHURCH ST YALESVILLE, CT 06492

DATE	INVOICE #
6/14/2018	14865

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

PHONE (603) 641-8608 ~ FAX (603) 666-3716

Page 2
www.josephequipment.com ~ josephequipment@aol.com



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. 2020-157 APPLICATION

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

00:50:17.83 9
5 FEB 21 2020
MFD-ASSESSOR

HEARING DATE: _____

Property Owner:

Name of property Owner
United Concrete Products Inc

Mailing Address
173 Church Street

City, State, Zip
WALLINGFORD CT 06492

Phone
203-269-3119

Appellant (if other than owner):

Name of Owner's Agent

Mailing Address

City, State, Zip

Phone

Appellant's Capacity Owner Owner's Agent
(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 72035 Mileage 0

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?: \$ 51,500.00

Briefly state the basis of the Appeal: The new trailer title passed from the manufacturer through BB+T Equip Capital Corp, the finance corp., to Joseph Equipment Co., the retailer, and subsequently sold to United Concrete Products Inc. The odometer 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 knowledge and belief.

Signature(s) of

2/16/21

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 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 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 I - VEHICLE OWNER / USE					
Name of vehicle owner(s) or registrant (if different)	Address (number and street)	Town	State	Zip Code	
United Concrete Products Inc	173 Church St	Wallingford	CT	06492	
Person completing this form (if other than owner/registrant)	Relationship	Tel. No.	Is the vehicle(s) listed below used by a "For Hire Motor Carrier"? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
CHERYL K. CARR	CONTROLLER	203-269-3119			
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 products	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Lessee/sub-lessee address (number and street)	Town	State	Zip Code	Tel. No.	
Is the vehicle(s) listed below used exclusively for transporting freight for hire? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		If Yes, describe freight transported			

SECTION II - TRUCK / TRUCK TRACTOR					
Vehicle Identification Number (VIN)	Date Acquired	Purchase Price \$	GVWR		
Date Registered	Vehicle Registration (Plate) No.	Year	Make	Model	Body style
Sleeper Cab? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Engine Size	Engine Type	No. of axles	Fuel Type	
Modified prior to 10/1? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If Yes, describe modification(s) made and enter cost of modification(s) excluding sales tax.				

SECTION III - TRAILER / SEMITRAILER					
Vehicle Identification Number (VIN)	Date Acquired	Purchase Price \$	GVWR		
5TJ4533C5J3575108	6/14/2018	51,500.00	120,000		
Date Registered	Vehicle Registration (Plate) No.	Year	Make	Model	
7/18/2018	AJ 72035	2018	Fontaine	TL	
Body style	Open <input checked="" type="checkbox"/> Enclosed <input type="checkbox"/>	Refrigeration Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Length	No. of axles	
TL			48 FT		
Modified prior to 10/1? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	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 my knowledge, remembrance and belief and that the vehicle listed above together with any attachments thereto is eligible for a property tax exemption pursuant to CGS §12-81(74).

Signature: *J*

Date Signed: 10/30/2020

For Assessor's Use Only

Supplemental List	Cost of Vehicle	Modification Cost	Total Cost	X %	Prorated Cost	Dept. Cost	Assessment
Truck/truck tractor							
Trailer/semi-trailer							
TOTAL							
Regular List	Cost of Vehicle	Modification Cost	Total Cost	X %	Dept. Cost	Assessment	
Truck/truck tractor							
Trailer/semi-trailer							
TOTAL							
Exemption approved Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Regular List <input type="checkbox"/> Supplemental List <input type="checkbox"/>		by:			

CERTIFICATE OF TITLE



STATE OF CONNECTICUT DEPARTMENT OF MOTOR VEHICLES

VEHICLE/HULL IDENTIFICATION NUMBER (VIN/HIN) 57J4533C5J3575108	TITLE NUMBER AA2099245	DATE OF ISSUE 07/18/2018	PRIOR TITLE NUMBER 14751698	PRIOR STATE ME				
PURCHASED 06/14/2018	YEAR 2018	MAKE FONTA	MODEL TL	BODY STYLE TL	CYL 00	NEW/USED USED	ODOMETER 000000	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

SECOND LIENHOLDER

DATE OF LIEN

RELEASE OF LIENS	
FIRST LIEN INTEREST IN DESCRIBED VEHICLE/VESSEL IS HEREBY RELEASED	
NAME	
AUTHORIZED SIGNATURE X	DATE RELEASED
SECOND LIEN INTEREST IN DESCRIBED VEHICLE/VESSEL IS HEREBY RELEASED	
NAME	
AUTHORIZED SIGNATURE X	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.

IN WITNESS WHEREOF,
I have affixed my hand.

Michael R. Byrne

COMMISSIONER OF MOTOR VEHICLES

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



*Sent original to Joy Rogers, Key Bank 11/2/18
Released by Key, lost by atty, see replacement*

VOID IF ALTERED

THIS TITLE CONTAINS A WATER MARK

THIS TITLE CONTAINS A WATER MARK



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.

#147

↓ KEEP IN VEHICLE ↓ KEEP IN VEHICLE ↓ KEEP IN VEHICLE

VALID ONLY AFTER RESOLVING ALL COMPLIANCE ISSUES		CONNECTICUT REGISTRATION CERTIFICATE										VALID ONLY AFTER PAYMENT RECEIVED BY DMV		
KEEP THIS PORTION IN YOUR VEHICLE - DO NOT MAIL														
INSURANCE SHALL BE MAINTAINED AS REQUIRED BY CT LAW														
PLATE NUMBER	PLATE CLASS			EXP. DATE	VEHICLE IDENTIFICATION NUMBER				YR	MAKE	MODEL			
AJ72035	TRAILER			07/16/2021	57J4533C5J3575108				18	FONTA	TL			
VEHICLE TYPE		REGISTERED USAGE			LIGHT WT	GVWR	DECLARED WT	STAND	SEAT	AXLES	COLOR		STYLE	
TRAILER		HEAVY DUTY			20,260	120,000	120,000			3	BLACK		TL	
HAZ MAT?	TITLE	EMISSIONS DUE	TOTAL FEE	PLATE TYPE		TOWN	TAX TOWN			DMV WEBSITE 06/17/2020				
N	Y		\$326.00	COMMERCIAL TRAILER		148	WALLINGFORD							
OWNER(S): UNITED CONCRETE PRODUCTIONS INC										COMMISSIONER OF MOTOR VEHICLES				

Sebastian Magubane
RENEWAL
HEAVY DUTY HIGHWAY PERMIT REQUIRED per
CGS 14-24



↑ KEEP IN VEHICLE ↑ KEEP IN VEHICLE ↑ KEEP 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

DMV USE ONLY - TEMPORARY PLATE NUMBER
DMV USE ONLY - PERMANENT PLATE NUMBER

- 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.

1 OWNER SECTION (APPLICANT)	OWNER'S (APPLICANT'S) NAME (Last, First, Middle Initial) UNITED CONCRETE PRODUCTS, INC.			OWNER'S BIRTHDATE
	OWNER'S LICENSE OR ID NUMBER	STATE WHERE ISSUED	SECRETARY OF STATE NO. (If Applicable)	PHONE NUMBER (Optional)
IF CO-OWNERSHIP (Check one)	CO-OWNER'S (CO-APPLICANT'S) NAME (Last, First, Middle Initial)			CO-OWNER'S BIRTHDATE
<input type="checkbox"/> JOINT/OR - Requires ONE signature to transfer ownership	CO-OWNER'S LICENSE OR ID NUMBER			PHONE NUMBER (Optional)
<input type="checkbox"/> COMMON/AND - Requires ALL signatures to transfer ownership	STATE WHERE ISSUED			SECRETARY OF STATE NO. (If Applicable)

OWNER'S MAILING ADDRESS (Number and Street, and Apartment No. if applicable) (City or Town) (State) (Zip Code)
173 CHURCH STREET YALESVILLE CT 06492

CT RESIDENT? YES NO
 RESIDENT ADDRESS (If Different from Mailing Address - PO Box is NOT acceptable. Please include Apartment No. if applicable)

CHECK BOX IF RESIDENT ADDRESS IS WHERE IF DIFFERENT FROM RESIDENT ADDRESS, INDICATE HERE (Number and Street, Apartment No.) (City or Town) (State) (Zip Code)
 VEHICLE MOST FREQUENTLY LEAVES FROM, RETURNS TO, OR REMAINS (For Property Tax)

2 VEHICLE INFORMATION	VEHICLE I.D. NUMBER	YEAR	MAKE	MODEL NAME OR NO.	BODY STYLE (4-Dr. Sedan, etc.)
	57J4533C5J3575108	2018	FONTAINE	TL	FB
FUEL TYPE (Gas, Diesel, etc.)	CYLINDERS or CC's	NO. OF WHEELS	COLOR(S) (Maximum of Two)	ODMETER READING (Mileage)	NEW OR USED? <input checked="" type="checkbox"/> NEW <input type="checkbox"/> USED
		12			<small>If Commercial Use, Combination Use or Pick-Up Truck Complete Section 2.</small>

3 SELLER'S INFORMATION	NAME OF SELLER(S) (If 2 owners, include both names)		DATE VEHICLE SOLD (Purchased)	SELLING PRICE
	JOSEPH EQUIPMENT CO		6/14/18	\$51,500
SELLER'S ADDRESS (Number and Street) (City or Town) (State) (Zip Code)				
300 GAY STREET MANCHESTER NH 03103				

4 SECURITY INTEREST - Loan or Lien Information	NAME OF LIEN-HOLDER			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

5 TAX EXEMPTION	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.	
	CODE NO. FROM BACK OF FORM	EXEMPTION INFORMATION (If leased vehicle lessor tax number if applicable)
5G	COMMERCIAL TRUCK OVER 26,000 LBS	IF CODE #3, LIST TOTAL SALES TAX PAID TO OTHER JURISDICTION \$

6 OWNER SIGNATURE(S)	The undersigned certifies that there are no liens on this vehicle except those specified above. The insurance required by Connecticut law is in effect and will be maintained during this registration period. All property taxes due any CT Taxing Authority for any vehicle previously registered in my/our name(s) have been paid. If other than Passenger registration this vehicle is registered in 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 the intent to mislead the Commissioner, I will be subject to prosecution under the above-cited laws.		
	OWNER'S SIGNATURE	DATE SIGNED	CO-OWNER'S SIGNATURE
X	7/3/18	X	

ADDENDUM - If Additional Information is needed for your transaction, please complete the applicable sections below

7 LEASED VEHICLE INFORMATION	NAME OF LESSEE (Person to whom or company to which vehicle is leased)		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

8 OTHER THAN A PASSENGER STYLE MOTOR VEHICLE COMPLETE FOR APPLICABLE VEHICLES (Buses, Trucks)	LIGHT WEIGHT (Wt. empty)	GROSS WEIGHT (Declared Weight) (Light wt. + max load)	MANUFACTURER'S GROSS VEHICLE WEIGHT RATING
	20260	120,000	120,000
NO. AXLES / SEAT CAPACITY	NO. STANDEES	CARRY SCHOOL CHILDREN? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	COM. CARRIER-US DOT NO. (If assigned)
3			244197

TRAILERS - Rear lights required. Brakes required if 3,000 lbs. or more GVWR. Length of vehicle & trailer combined must be in accordance with CGS 14-262.

INTERSTATE COMMERCE? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	HAZARDOUS MATERIAL? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	USED FOR THE TRANSPORTATION OF A VESSEL (BOAT)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
--	---	---

9 DEALER TRANSACTION	VEHICLE I.D. NUMBER OF TRADED-IN VEHICLE	YEAR	MAKE	MODEL
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 & 53a-157b of the Connecticut General Statutes.

CONNECTICUT DEALER LICENSE NUMBER	DEALER SIGNATURE (Authorized Representative)	DATE SIGNED
	X	

STATE OF MAINE

VEHICLE ID NUMBER	YEAR	MAKE	MODEL	BODY	TITLE NUMBER
57J4533C5J3575108	2018	FONA	TL	FB	14751698
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 LIENHOLDER	12/01/2017 BB & T COMMERCIAL EQUIPMENT CAPITAL CORP 2 GREAT VALLEY PKWY STE 300 MALVERN, PA 19355
SECOND LIENHOLDER	
THIRD LIENHOLDER	

FIRST RELEASE	Interest in this vehicle is released by: Signature <i>[Signature]</i> Title <i>Ops Mgr.</i> Date <i>6/27/18</i>
SECOND RELEASE	Interest in this vehicle is released by: Signature _____ Title _____ Date _____
THIRD RELEASE	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

L14127024

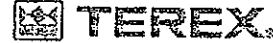
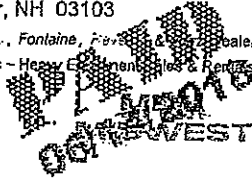
VOID IF ALTERED



Joseph Equipment Company

300 Gay Street ~ Manchester, NH 03103

Factory Authorized Fontaine, Scania, Fontaine, Pavee & ... Dealer
Dealer for New & Used Trucks - Trailers - Heavy Equipment Sales & Rentals



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	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.	Total
------------------------------	--------------

Payments/Credits

Balance Due

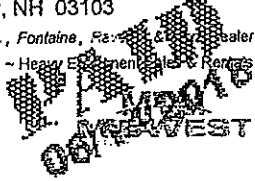


Joseph Equipment Company



300 Gay Street ~ Manchester, NH 03103

Factory Authorized *Fontaine Spéciale*, Fontaine, Renault & Volvo Dealer
Dealer for New & Used Trucks ~ Trailers ~ Heavy Equipment Sales ~ Rentals



SOLD TO
UNITED CONCRETE 173 CHURCH ST YALESVILLE, CT 06492

DATE	INVOICE #
6/14/2018	14865

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

MOTOR VEHICLE RECORD
TOWN OF WALLINGFORD

GENERAL DATA:

Unique ID: 89212 List Num: 89212 Assessment Year: 2020 DATE: 02/17/2021 Last Changed: 12/14/2020

OWNER'S ADDRESS

Name: UNITED CONCRETE PRODUCTS INC
Care Of:
Street 1: 173 CHURCH ST
City: WALLINGFORD CA= No
State: 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	MAKE	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
2018	FONTA	TL	10	57J4533C5J3575108	TRAILER	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

MOTOR VEHICLE RECORD
TOWN OF WALLINGFORD

GENERAL DATA:

Unique ID: 89212 List Num: 89212 Assessment Year: 2020 DATE: 02/22/2021 Last Changed: 12/14/2020

OWNER'S ADDRESS

Name: UNITED CONCRETE PRODUCTS INC Record Status: ACTIVE
Care Of: Last Changed: 12/14/2020
Street 1: 173 CHURCH ST CA= No Date of Birth
City: WALLINGFORD Registration # AJ72035
State: CT Zip: 06492-2267 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	MAKE	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
2018	FONTA	TL	10	57J4533C5J3575108	TRAILER	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

2020-157

MOTOR VEHICLE TAX BILL



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

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.

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

LIST NUMBER	LC	DIST	ON GRAND LIST
2019 MV 0023046			OCTOBER 1, 2019
MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT
29.1900	202,070	0	202,070
			TOTAL TAX DUE
			July 1, 2020
			\$5,898.40
DELINQUENT AFTER OCT 1, 2020			

\$5,898

T14 P4413 *****SCH 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. ***

BILL #	YEAR	MAKE	MODEL	VIN #	CC	REG #	COC #	VALUE	EXEMPT	TAX DUE
0090460	2018	FONTA	TL	57J4533C5J3575108	10	AJ72035		38810	0	1,132.86
0090459	2018	FONTA	TL	57J4533C4J3575102	10	AJ72034		38810	0	1,132.86
0090462	2018	FONTA	TL	57J4533C1J3575106	10	AJ72037		38810	0	1,132.86
0090463	2018	FONTA	TL	57J4533C3J3575107	10	AJ72038		38810	0	1,132.86
0090461	2018	FONTA	TL	57J4533C7J3575109	10	AJ72036		38810	0	1,132.86
0090464	2003	TRANS		1TTF4820931070237	10	V92519		8020	0	234.10
TOTAL								202070	0	5,898.40

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

147

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

BE:0THW 02 NOV 2
WLD ASSESSOR

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 on this form does 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.

DENIED

SECTION I -- VEHICLE OWNER / USE						
Name of vehicle owner(s) or registrant (if different) <i>United Concrete Products Inc</i>		Address (number and street) <i>173 Church St</i>		Town <i>Wallingford</i>	State <i>CT</i>	Zip Code <i>06492</i>
Person completing this form, if other than owner/registrant <i>Cheryl K Carr</i>		Relationship <i>Controller</i>	Tel. No. <i>203-267-3119</i>	Is the vehicle(s) listed below used by a "For Hire Motor Carrier"? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
If No, describe vehicle user's business <i>Transportation of concrete products</i>		Is the vehicle(s) listed below leased or rented? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Name of lessee and/or sub-lessee (i.e., end user)		
Lessee/sub-lessee address (number and street)		Town	State	Zip Code	Tel. No.	
Is the vehicle(s) listed below used exclusively for transporting freight for hire? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		If Yes, describe freight transported				

SECTION II -- TRUCK / TRUCK TRACTOR					
Vehicle Identification Number (VIN)		Date Acquired	Purchase Price \$		GVWR
Date Registered	Vehicle Registration (Plate) No.	Year	Make	Model	Body style
Sleeper cab: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Engine Size	Engine Type	No. of axles	Fuel Type	
Modified prior to 10/1? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If Yes, describe modification(s) made and enter cost of modification(s) excluding sales tax.				

SECTION III -- TRAILER / SEMITRAILER					
Vehicle Identification Number (VIN) <i>57J4533C5J3575108</i>		Date Acquired <i>6/14/2018</i>	Purchase Price \$ <i>51,500.00</i>		GVWR <i>120,000</i>
Date Registered <i>7/18/2018</i>	Vehicle Registration (Plate) No. <i>AJ 72035</i>	Year <i>2018</i>	Make <i>Fontaine</i>	Model <i>TL</i>	
Body style <i>TL</i>	Open <input checked="" type="checkbox"/> Enclosed <input type="checkbox"/>	Refrigeration Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Length <i>48 ft</i>	No. of axles	
Modified prior to 10/1? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	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 my knowledge, remembrance and belief and that the vehicle listed above, together with any attachments thereto, is eligible for a property tax exemption pursuant to CGS §12-81(74).

Signature: *[Signature]*

Date Signed: *10/30/2020*

For Assessor's Use Only							
Supplemental List	Cost of Vehicle	Modification Cost	Total Cost	X %	Prorated Cost	Depr. Cost	Assessment
Truck/truck tractor							
Trailer/semi-trailer							
TOTAL							
Regular List	Cost of Vehicle	Modification Cost	Total Cost	X %	Depr. Cost	Assessment	
Truck/truck tractor							
Trailer/semi-trailer							
TOTAL							
Exemption approved Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Regular List <input type="checkbox"/> Supplemental List <input type="checkbox"/>		by: <i>[Signature]</i>			

CERTIFICATE OF TITLE



STATE OF CONNECTICUT
DEPARTMENT OF MOTOR VEHICLES

VEHICLE/HULL IDENTIFICATION NUMBER (VIN/HIN) 57J4533C5J3575108	TITLE NUMBER AA2099245	DATE OF ISSUE 07/18/2018	PRIOR TITLE NUMBER 14751698	PRIOR STATE ME
PURCHASED 06/14/2018	YEAR 2018	MAKE FONTA	MODEL TL	BODY STYLE TL
				CYL 00
				NEW/USED USED
				ODOMETER 000000
				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

SECOND LIENHOLDER

DATE OF LIEN

RELEASE OF LIENS	
FIRST LIEN INTEREST IN DESCRIBED VEHICLE/VESSEL IS HEREBY RELEASED	
NAME	
AUTHORIZED SIGNATURE X	DATE RELEASED
SECOND LIEN INTEREST IN DESCRIBED VEHICLE/VESSEL IS HEREBY RELEASED	
NAME	
AUTHORIZED SIGNATURE X	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.

IN WITNESS WHEREOF,
 I have affixed my hand.

Michael R. Dwyer

COMMISSIONER OF MOTOR VEHICLES

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



*Sent original to Joy Rogers, Key Bank 11/2/18
 Released by Key, lost by atty, see replacement*

VOID IF ALTERED

THIS TITLE CONTAINS A WATERMARK

THIS TITLE CONTAINS A WATERMARK



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.

#147

↓ KEEP IN VEHICLE ↓ KEEP IN VEHICLE ↓ KEEP IN VEHICLE

VALID ONLY AFTER RESOLVING ALL COMPLIANCE ISSUES		CONNECTICUT REGISTRATION CERTIFICATE						VALID ONLY AFTER PAYMENT RECEIVED BY DMV	
KEEP THIS PORTION IN YOUR VEHICLE - DO NOT MAIL INSURANCE SHALL BE MAINTAINED AS REQUIRED BY CT LAW									
PLATE NUMBER AJ72035	PLATE CLASS TRAILER	EXP. DATE 07/16/2021	VEHICLE IDENTIFICATION NUMBER 57J4533C5J3575108	YR 18	MAKE FONTA	MODEL TL			
VEHICLE TYPE TRAILER	REGISTERED USAGE HEAVY DUTY	LIGHT WT 20,260	GVWR 120,000	DECLARED WT 120,000	STAND	SEAT 3	AXLES	COLOR BLACK	STYLE TL
HAZ MAT? N	TITLE Y	EMISSIONS DUE	TOTAL FEE \$326.00	PLATE TYPE COMMERCIAL TRAILER	TOWN 148	TAX TOWN WALLINGFORD		DMV WEBSITE 06/17/2020	
OWNER(S): UNITED CONCRETE PRODUCTIONS INC								COMMISSIONER OF MOTOR VEHICLES	

Subongile Magubane
RENEWAL
HEAVY DUTY HIGHWAY PERMIT REQUIRED per
CGS 14-24



↑ KEEP IN VEHICLE ↑ KEEP IN VEHICLE ↑ KEEP 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

DMV USE ONLY - TEMPORARY PLATE NUMBER
DMV USE ONLY - PERMANENT PLATE NUMBER

- INSTRUCTIONS:**
(1) Please print using a black or blue pen.
(2) Fill out the applicable sections of this form.
(3) Use the DMV website to check for all documents required to complete your transaction and for any outstanding compliance issues.

1 OWNER SECTION (APPLICANT)	OWNER'S (APPLICANT'S) NAME (Last, First, Middle Initial) UNITED CONCRETE PRODUCTS, INC.			OWNER'S BIRTHDATE
	OWNER'S LICENSE OR ID NUMBER	STATE WHERE ISSUED	SECRETARY OF STATE NO. (If Applicable)	PHONE NUMBER (Optional)
IF CO-OWNERSHIP (Check one)				
<input type="checkbox"/> JOINT/OR - Requires ONE signature to transfer ownership	CO-OWNER'S (CO-APPLICANT'S) NAME (Last, First, Middle Initial)			CO-OWNER'S BIRTHDATE
<input type="checkbox"/> COMMON/AND - Requires ALL signatures to transfer ownership	CO-OWNER'S LICENSE OR ID NUMBER			PHONE NUMBER (Optional)

OWNER'S MAILING ADDRESS (Number and Street, and Apartment No. if applicable) (City or Town) (State) (Zip Code)
173 CHURCH STREET YALESVILLE CT 06492

CT RESIDENT? YES NO
 RESIDENT ADDRESS (If Different from Mailing Address - PO Box is NOT acceptable. Please include Apartment No. if applicable)

CHECK BOX IF RESIDENT ADDRESS IS WHERE IF DIFFERENT FROM RESIDENT ADDRESS, INDICATE HERE (Number and Street, Apartment No.) (City or Town) (State) (Zip Code)
 VEHICLE MOST FREQUENTLY LEAVES FROM, RETURNS TO, OR REMAINS (For Property Tax)

2 VEHICLE INFORMATION	VEHICLE I.D. NUMBER	YEAR	MAKE	MODEL NAME OR NO.	BODY STYLE (4-Dr. Sedan, etc.)
	57J4533C5J3575108	2018	FONTAINE	TL	FB
FUEL TYPE (Gas, Diesel, etc.)	CYLINDERS or CC's	NO. OF WHEELS	COLOR(S) (Maximum of Two)	ODOMETER READING (Mileage)	NEW OR USED? <input checked="" type="checkbox"/> NEW <input type="checkbox"/> USED
	12				<small>If Commercial Use, Combination Use or Pick-Up Truck Complete Section 9</small>

3 SELLER'S INFORMATION	NAME OF SELLER(S) (If 2 owners, include both names)	DATE VEHICLE SOLD (Purchased)	SELLING PRICE
	JOSEPH EQUIPMENT CO	6/14/18	\$51,500
SELLER'S ADDRESS (Number and Street) (City or Town) (State) (Zip Code)			
300 GAY STREET MANCHESTER NH 03103			

4 SECURITY INTEREST - Loan or Lien Information	NAME OF LIEN-HOLDER	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

5 TAX EXEMPTION	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.	
	CODE NO. FROM BACK OF FORM	IF CODE #3, LIST TOTAL SALES TAX PAID TO OTHER JURISDICTION \$
5G	COMMERCIAL TRUCK OVER 26,000 LBS	\$

6 OWNER SIGNATURE(S)	The undersigned certifies that there are no liens on this vehicle except those specified above. The insurance required by Connecticut law is in effect and will be maintained during this registration period. All property taxes due any CT Taxing Authority for any vehicle previously registered in my/our name(s) have been paid. If other than Passenger registration this vehicle is registered in 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 the intent to mislead the Commissioner, I will be subject to prosecution under the above-cited laws.		
	OWNER'S SIGNATURE	DATE SIGNED	CO-OWNER'S SIGNATURE
X	<i>[Signature]</i>	7/3/18	X

ADJUDICUM - If Additional Information is needed for your transaction, please complete the applicable sections below

7 LEASED VEHICLE INFORMATION	NAME OF LESSEE (Person to whom or company to which vehicle is leased)	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

8 OTHER THAN A PASSENGER STYLE MOTOR VEHICLE	LIGHT WEIGHT (Wt. empty)	GROSS WEIGHT (Declared Weight) (Light wt. + max load)	MANUFACTURER'S GROSS VEHICLE WEIGHT RATING
	20260	120,000	120,000
COMPLETE FOR APPLICABLE VEHICLES (Buses, Trucks)	NO. AXLES	SEAT CAPACITY	NO. STANDEES
	3		
	CARRY SCHOOL CHILDREN?	COM. CARRIER-US DOT NO. (If assigned)	
	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	244197	

TRAILERS - Rear lights required. Brakes required if 3,000 lbs. or more GVWR. Length of vehicle & trailer combined must be in accordance with CGS 14-262.

INTERSTATE COMMERCE?	HAZARDOUS MATERIAL?	USED FOR THE TRANSPORTATION OF A VESSEL (BOAT)?
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

9 DEALER TRANSACTION	VEHICLE I.D. NUMBER OF TRADED-IN VEHICLE	YEAR	MAKE	MODEL
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 & 53a-167b of the Connecticut General Statutes.

CONNECTICUT DEALER LICENSE NUMBER	DEALER SIGNATURE (Authorized Representative)	DATE SIGNED
	X	

STATE OF MAINE

VEHICLE ID NUMBER	YEAR	MAKE	MODEL	BODY	TITLE NUMBER
57J4533C5J3575108	2018	FONA	TL	FB	14751698
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 LIENHOLDER	12/01/2017 BB & T COMMERCIAL EQUIPMENT CAPITAL CORP 2 GREAT VALLEY PKWY STE 300 MALVERN, PA 19355
SECOND LIENHOLDER	
THIRD LIENHOLDER	

FIRST RELEASE	Interest in this vehicle is released by: Signature <i>[Signature]</i> Title <i>Ops Mgr.</i> Date <i>6/27/18</i>
SECOND RELEASE	Interest in this vehicle is released by: Signature _____ Title _____ Date _____
THIRD RELEASE	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

L14127024

VOID IF ALTERED

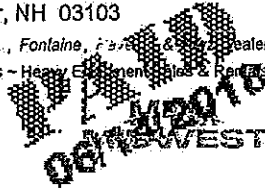


Joseph Equipment Company



300 Gay Street ~ Manchester, NH 03103

Factory Authorized Dealer for **Fontaine, Pave & Seal**
Dealer for New & Used Trucks ~ Trailers ~ Heavy Equipment Sales & Rentals



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	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	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.	Total
------------------------------	--------------

Payments/Credits

Balance Due

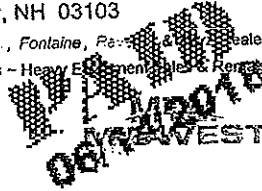


Joseph Equipment Company



300 Gay Street ~ Manchester, NH 03103

Factory Authorized *Fontaine* Specialist, *Fontaine*, *Revo* & *Revo* Dealer
Dealer for New & Used Trucks ~ Trailers ~ Heavy Equipment Sales & Rentals



SOLD TO
UNITED CONCRETE 173 CHURCH ST YALESVILLE, CT 06492

DATE	INVOICE #
6/14/2018	14865

TERMS

DESCRIPTION	QTY	RATE	AMOUNT
NT19368 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C1J3575106 * PRICE INCLUDES DESTINATION (FOB MANCHESTER, NH), P&T 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



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. 2020-158 APPLICATION

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

HEARING DATE: _____

FILED ASSESSOR
15 FEB 21 PM 04

Property Owner:
Name of property Owner <u>United Concrete Products Inc</u>
Mailing Address <u>173 Church Street</u>
City, State, Zip <u>WALLINGFORD CT 06492</u>
Phone <u>203-269-3119</u>

Appellant (if other than owner):
Name of Owner's Agent
Mailing Address
City, State, Zip
Phone

Appellant's Capacity Owner Owner's Agent
(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# AJ72036 Mileage 0

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?: \$ 51,500.00

Briefly state the basis of the Appeal: The new trailer title passed from the manufacturer through BB+T Equip Capital Corp, the finance corp., to Joseph Equipment Co., the retailer, and subsequently sold to United Concrete Products Inc. The odometer 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 knowledge and belief.

Signature(s) of _____

2/16/21

148

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 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 I -- VEHICLE OWNER / USE					
Name of vehicle owner(s) or registrant (if different)		Address (number and street)		Town	State
United Concrete Products Inc		173 Church St		Wallingford	CT
Person completing this form, if other than owner/registrant		Relationship	Tel. No.	Is the vehicle(s) listed below used by a For Hire Motor Carrier? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Cheryl K Carr		Controller	203-269-3119		
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 products		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
Lessee/sub-lessee address (number and street)		Town	State	Zip Code	Tel. No.
Is the vehicle(s) listed below used exclusively for transporting freight for hire? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			If Yes, describe freight transported		

SECTION II -- TRUCK / TRUCK TRACTOR						
Vehicle Identification Number (VIN)		Date Acquired	Purchase Price \$		GVWR	
Date Registered	Vehicle Registration (Plate) No.	Year	Make	Model	Body Style	
Sleeper cab: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Engine Size	Engine Type	No. of axles	Fuel Type		
Modified prior to 10/1? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If Yes, describe modification(s) made and enter cost of modification(s) excluding sales tax.					

SECTION III -- TRAILER / SEMITRAILER						
Vehicle Identification Number (VIN)		Date Acquired	Purchase Price \$		GVWR	
57J453C7J9575109		6/14/2018	51,500.00		120,000	
Date Registered	Vehicle Registration (Plate) No.	Year	Make	Model		
7/18/2018	AJ 72036	2018	Fontaine	TL		
Body style	Open <input checked="" type="checkbox"/> Enclosed <input type="checkbox"/>	Refrigeration	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Length	No. of axles	
TL				48ft	3	
Modified prior to 10/1? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	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 my knowledge, remembrance and belief and that the vehicle listed above, together with any attachments thereto, is eligible for a property tax exemption pursuant to CGS §12-81(74).

Signature

Date Signed

For Assessor's Use Only

Supplemental List	Cost of Vehicle	Modification Cost	Total Cost	X %	Proated Cost	Depr. Cost	Assessment
Truck/truck tractor							
Trailer/semi-trailer							
TOTAL							
Regular List	Cost of Vehicle	Modification Cost	Total Cost	X %	Depr. Cost	Assessment	
Truck/truck tractor							
Trailer/semi-trailer							
TOTAL							
Exemption approved Yes <input type="checkbox"/> No <input type="checkbox"/>		Regular List <input type="checkbox"/> Supplemental List <input type="checkbox"/>		by:			

CERTIFICATE OF TITLE



STATE OF CONNECTICUT DEPARTMENT OF MOTOR VEHICLES

VEHICLE/HULL IDENTIFICATION NUMBER (VIN/HIN) 57J4533C7J3575109	TITLE NUMBER AA2099246	DATE OF ISSUE 07/18/2018	PRIOR TITLE NUMBER 14751699	PRIOR STATE ME
PURCHASED 06/14/2018	YEAR 2018	MAKE FONTA	MODEL TL	BODY STYLE TL
		NEW/USED USED	ODOMETER 000000	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

SECOND LIENHOLDER

DATE OF LIEN

RELEASE OF LIENS	
FIRST LIEN INTEREST IN DESCRIBED VEHICLE/VESSEL IS HEREBY RELEASED	
NAME	
AUTHORIZED SIGNATURE X	DATE RELEASED
SECOND LIEN INTEREST IN DESCRIBED VEHICLE/VESSEL IS HEREBY RELEASED	
NAME	
AUTHORIZED SIGNATURE X	DATE RELEASED

SR0604 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.

IN WITNESS WHEREOF,
I have affixed my hand.

Michael R. Byrnes

COMMISSIONER OF MOTOR VEHICLES

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



*Sent original to Joy Rogers, KeyBank 11/2/18
Released by Key, lost by atty, see replacement*

VOID IF ALTERED

THIS TITLE CONTAINS A WATERMARK

THIS TITLE CONTAINS A WATERMARK



STATE OF CONNECTICUT

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

#148

SAFETY
SECURITY
SERVICE



Registration Credential

**IMPORTANT
NOTICE TO YOU:**

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

↓ KEEP IN VEHICLE ↓ KEEP IN VEHICLE ↓ KEEP IN VEHICLE

VALID ONLY AFTER
RESOLVING ALL
COMPLIANCE
ISSUES

CONNECTICUT REGISTRATION CERTIFICATE

VALID ONLY
AFTER PAYMENT
RECEIVED BY
DMV

KEEP THIS PORTION IN YOUR VEHICLE - DO NOT MAIL
INSURANCE SHALL BE MAINTAINED AS REQUIRED BY CT LAW

PLATE NUMBER AJ72036	PLATE CLASS TRAILER	EXP. DATE 07/16/2021	VEHICLE IDENTIFICATION NUMBER 57J4533C7J3575109	YR 18	MAKE FONTA	MODEL TL		
VEHICLE TYPE TRAILER	REGISTERED USAGE HEAVY DUTY	LIGHT WT 20,260	GVWR 120,000	DECLARED WT 120,000	STAND	SEAT 3	COLOR BLACK	STYLE TL
HAZ MAT? N	TITLE Y	EMISSIONS DUE	TOTAL FEE \$326.00	PLATE TYPE COMMERCIAL TRAILER	TOWN 148	TAX TOWN WALLINGFORD	DMV WEBSITE 06/17/2020	
OWNER(S): UNITED CONCRETE PRODUCTIONS INC						COMMISSIONER OF MOTOR VEHICLES		

RENEWAL
HEAVY DUTY HIGHWAY PERMIT REQUIRED per
CGS 14-24

Seborgie Magubane



↑ KEEP IN VEHICLE ↑ KEEP IN VEHICLE ↑ KEEP 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

DMV USE ONLY - TEMPORARY PLATE NUMBER
DMV USE ONLY - PERMANENT PLATE NUMBER

- 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.

1 OWNER SECTION (APPLICANT)	OWNER'S (APPLICANT'S) NAME (Last, First, Middle Initial) UNITED CONCRETE PRODUCTS, INC.			OWNER'S BIRTHDATE
	OWNER'S LICENSE OR ID NUMBER	STATE WHERE ISSUED	SECRETARY OF STATE NO. (If Applicable)	PHONE NUMBER (Optional)
IF CO-OWNERSHIP (Check one)				
<input type="checkbox"/> JOINTIOR - Requires ONE signature to transfer ownership	CO-OWNER'S (CO-APPLICANT'S) NAME (Last, First, Middle Initial)			CO-OWNER'S BIRTHDATE
<input type="checkbox"/> COMMON/AND - Requires ALL signatures to transfer ownership	CO-OWNER'S LICENSE OR ID 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) (Zip Code)
173 CHURCH STREET **YALEVILLE** **CT** **06492**

CT RESIDENT?
 YES NO

RESIDENT ADDRESS (If Different from Mailing Address - PO Box is NOT acceptable Please include Apartment No. if applicable)
 CHECK BOX IF RESIDENT ADDRESS IS WHERE IF DIFFERENT FROM RESIDENT ADDRESS, INDICATE HERE (Number and Street, Apartment No) (City or Town) (State) (Zip Code)
 VEHICLE MOST FREQUENTLY LEAVES FROM, RETURNS TO, OR REMAINS (For Property Tax)

2 VEHICLE INFORMATION	VEHICLE I.D. NUMBER	YEAR	MAKE	MODEL NAME OR NO.	BODY STYLE (4-Dr. Sedan, etc.)
	57J4533C7J3575109	2018	FONTAINE	TL	FB
FUEL TYPE (Gas, Diesel, etc.)	CYLINDERS or CC's	NO. OF WHEELS	COLOR(S) (Maximum of Two)	ODOMETER READING (Mileage)	NEW OR USED? <input checked="" type="checkbox"/> NEW <input type="checkbox"/> USED
		12			<small>If Commercial Use, Combination Use or Pick-Up Truck Complete Section 8</small>

3 SELLER'S INFORMATION	NAME OF SELLER(S) (If 2 owners, include both names)	DATE VEHICLE SOLD (Purchased)	SELLING PRICE
	JOSEPH EQUIPMENT CO	6/14/18	\$51,500
SELLER'S ADDRESS (Number and Street) (City or Town) (State) (Zip Code)			
300 GAY STREET MANCHESTER NH 03103			

4 SECURITY INTEREST - Loan or Lien Information	NAME OF LIEN-HOLDER	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

5 TAX EXEMPTION	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.	
	CODE NO. FROM BACK OF FORM	IF CODE #3, LIST TOTAL SALES TAX PAID TO OTHER JURISDICTION
5G	COMMERCIAL TRUCK OVER 26,000 LBS	\$

6 OWNER SIGNATURE(S)	The undersigned certifies that there are no liens on this vehicle except those specified above. The insurance required by Connecticut law is in effect and will be maintained during this registration period. All property taxes due any CT Taxing Authority for any vehicle previously registered in my/our name(s) have been paid. If other than Passenger registration this vehicle is registered in 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 the intent to mislead the Commissioner, I will be subject to prosecution under the above-cited laws.		
	OWNER'S SIGNATURE	DATE SIGNED	CO-OWNER'S SIGNATURE
X	7/3/18	X	

ADDENDUM - If Additional Information is needed for your transaction, please complete the applicable sections below

7 LEASED VEHICLE INFORMATION	NAME OF LESSEE (Person to whom or company to which vehicle is leased)	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

8 OTHER THAN A PASSENGER STYLE MOTOR VEHICLE	LIGHT WEIGHT (Wt. empty)	GROSS WEIGHT (Declared Weight) (Light wt. + max load)	MANUFACTURER'S GROSS VEHICLE WEIGHT RATING
	20,260	120,000	120,000
COMPLETE FOR APPLICABLE VEHICLES (Buses, Trucks)	NO. AXLES	SEAT CAPACITY	NO. STANDEES
	3		
	CARRY SCHOOL CHILDREN?	COM. CARRIER-US DOT NO. (If assigned)	
	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	244197	
TRAILERS - Rear lights required. Brakes required if 3,000 lbs. or more GVWR. Length of vehicle & trailer combined must be in accordance with CGS 14-262.		INTERSTATE COMMERCE?	HAZARDOUS MATERIAL?
		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
		USED FOR THE TRANSPORTATION OF A VESSEL (BOAT)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

9 DEALER TRANSACTION	VEHICLE I.D. NUMBER OF TRADED-IN VEHICLE	YEAR	MAKE	MODEL
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 & 53a-157b of the Connecticut General Statutes.				DATE SIGNED
CONNECTICUT DEALER LICENSE NUMBER	DEALER SIGNATURE (Authorized Representative)			
	X			

CERTIFICATE OF TITLE

STATE OF MAINE

VEHICLE ID NUMBER	YEAR	MAKE	MODEL	BODY	TITLE NUMBER
57J4533C7J3575109	2018	FONA	TL	FB	14751699
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

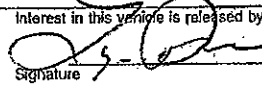

Secretary of State



Bureau of Motor Vehicles

BB&T Commercial Equipment Capital Corp.

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

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

L14127025

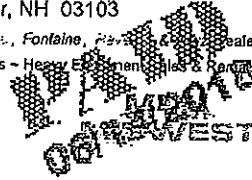
VOID IF ALTERED



Joseph Equipment Company

300 Gay Street ~ Manchester, NH 03103

Factory Authorized Dealer for Fontaine, Fontaine, Pave & More
Dealer for New & Used Trucks - Trailers - Heavy Equipment Sales & Rentals



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	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.	Total		
Payments/Credits			
Balance Due			

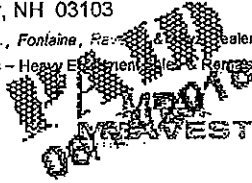


Joseph Equipment Company



300 Gay Street ~ Manchester, NH 03103

Factory Authorized Fontaine & Sons, Inc., Fontaine, Revere & Sons Dealer
Dealer for New & Used Trucks - Trailers - Heavy Equipment



SOLD TO
UNITED CONCRETE 173 CHURCH ST YALESVILLE, CT 06492

DATE	INVOICE #
6/14/2018	14865

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

MOTOR VEHICLE RECORD
TOWN OF WALLINGFORD

GENERAL DATA:

Unique ID: 89213 List Num: 89213 Assessment Year: 2020 DATE: 02/17/2021 Last Changed: 12/14/2020

OWNER'S ADDRESS

Name: UNITED CONCRETE PRODUCTS INC
Care Of:
Street 1: 173 CHURCH ST CA= No
City: WALLINGFORD
State: CT Zip: 06492-2267
Record Status: ACTIVE
Last Changed: 12/14/2020
Date of Birth
Registration # AJ72036
District:

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	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
2018	FONTA	TL	10	57J4533C7J3575109	TRAILER	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

MOTOR VEHICLE RECORD
TOWN OF WALLINGFORD

GENERAL DATA:

Unique ID: 89213 List Num: 89213 Assessment Year: 2020 Last Changed: 12/14/2020

DATE: 02/22/2021

OWNER'S ADDRESS

Name: UNITED CONCRETE PRODUCTS INC
Care Of:
Street 1: 173 CHURCH ST
City: WALLINGFORD
State: CT Zip: 06492-2267

CA= No

Record Status: ACTIVE
Last Changed: 12/14/2020
Date of Birth
Registration # AJ72036
District:

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	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
2018	FONTA	TL	10	57J4533C7J3575109	TRAILER	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

2020-158

MOTOR VEHICLE TAX BILL



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

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.

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

LIST NUMBER	LC	DIST	ON GRAND LIST	TOTAL TAX DUE
2019 MV 0023046			OCTOBER 1, 2019	July 1, 2020
MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT	\$5,898.40
29.1900	202,070	0	202,070	DELINQUENT AFTER OCT 1, 2020

T14 P4413 *****SCH 5-DIGIT 06492
 UNITED CONCRETE PRODUCTIONS INC
 173 CHURCH ST
 WALLINGFORD CT 06492-2267



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

MC



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

BILL #	YEAR	MAKE	MODEL	VIN #	CC	REG #	COC #	VALUE	EXEMPT	TAX DUE
0090460	2018	FONTA	TL	57J4533C5J3575108	10	AJ72035		38810	0	1,132.86
0090459	2018	FONTA	TL	57J4533C4J3575102	10	AJ72034		38810	0	1,132.86
0090462	2018	FONTA	TL	57J4533C1J3575106	10	AJ72037		38810	0	1,132.86
0090463	2018	FONTA	TL	57J4533C3J3575107	10	AJ72038		38810	0	1,132.86
0090461	2018	FONTA	TL	57J4533C7J3575109	10	AJ72036		38810	0	1,132.86
0090464	2003	TRANS		1TTF4820931070237	10	V92519		8020	0	234.10
TOTAL								202070	0	5,898.40

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

148

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

BE:OTW OZ AON 2 NOV 20 10:58 FILED ASSESSOR

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.

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.

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.

DENIED

SECTION I - VEHICLE OWNER / USE: Name of vehicle owner(s) or registrant (if different) United Concrete Products Inc, Address (number and street) 173 Church St, Town WALLINGFORD, State CT, Zip Code 06492

SECTION II - TRUCK / TRUCK TRACTOR: Vehicle Identification Number (VIN) 57J4533C7J3575109, Date Acquired 6/14/2018, Purchase Price \$ 51,500.00, GVWR 120,000

SECTION III - TRAILER / SEMITRAILER: Vehicle Identification Number (VIN) 57J4533C7J3575109, Date Acquired 6/14/2018, Purchase Price \$ 51,500.00, GVWR 120,000

I do hereby declare under penalty of false statement that the information contained 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 for a property tax exemption pursuant to CGS §12-81(74).

Signature

10/30/2020 Date Signed

Table with 8 columns: Supplemental List, Cost of Vehicle, Modification Cost, Total Cost, X %, Pro-rated Cost, Depr. Cost, Assessment. Includes rows for Truck/truck tractor, Trailer/semi-trailer, and TOTAL.

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



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

DMV USE ONLY - TEMPORARY PLATE NUMBER
DMV USE ONLY - PERMANENT PLATE NUMBER

- INSTRUCTIONS:**
 (1) Please print using a black or blue pen.
 (2) Fill out the applicable sections of this form.
 (3) Use the DMV website to check for all documents required to complete your transaction and for any outstanding compliance issues.

1 OWNER SECTION (APPLICANT)	OWNER'S (APPLICANT'S) NAME (Last, First, Middle Initial) UNITED CONCRETE PRODUCTS, INC.			OWNER'S BIRTHDATE
	OWNER'S LICENSE OR ID NUMBER	STATE WHERE ISSUED	SECRETARY OF STATE NO. (If Applicable)	PHONE NUMBER (Optional)
IF CO-OWNERSHIP (Check one)				
<input type="checkbox"/> JOINT/OR - Requires ONE signature to transfer ownership	CO-OWNER'S (CO-APPLICANT'S) NAME (Last, First, Middle Initial)			CO-OWNER'S BIRTHDATE
<input type="checkbox"/> COMMON/AND - Requires ALL signatures to transfer ownership	CO-OWNER'S LICENSE OR ID 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) (Zip Code)
173 CHURCH STREET **YALEVILLE** **CT** **06492**

CT RESIDENT? YES NO
 RESIDENT ADDRESS (If Different from Mailing Address - PO Box is NOT acceptable Please include Apartment No. if applicable)

CHECK BOX IF RESIDENT ADDRESS IS WHERE IF DIFFERENT FROM RESIDENT ADDRESS, INDICATE HERE (Number and Street, Apartment No.) (City or Town) (State) (Zip Code)
 VEHICLE MOST FREQUENTLY LEAVES FROM, RETURNS TO, OR REMAINS (For Property Tax)

2 VEHICLE INFORMATION	VEHICLE I.D. NUMBER	YEAR	MAKE	MODEL NAME OR NO.	BODY STYLE (4-Dr. Sedan, etc.)
	57J4533C7J3575109	2018	FONTAINE	TL	FB
FUEL TYPE (Gas, Diesel, etc.)	CYLINDERS or CC's	NO. OF WHEELS	COLOR(S) (Maximum of Two)	ODOMETER READING (Mileage)	NEW OR USED?
		12			<input checked="" type="checkbox"/> NEW <input type="checkbox"/> USED

3 SELLER'S INFORMATION	NAME OF SELLER(S) (If 2 owners, include both names)	DATE VEHICLE SOLD (Purchased)	SELLING PRICE
	JOSEPH EQUIPMENT CO	6/14/18	\$51,500
SELLER'S ADDRESS (Number and Street) (City or Town) (State) (Zip Code)			
300 GAY STREET MANCHESTER NH 03103			

4 SECURITY INTEREST - Loan or Lien Information	NAME OF LIEN-HOLDER	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

5 TAX EXEMPTION	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.	
	CODE NO. FROM BACK OF FORM	IF CODE #3, LIST TOTAL SALES TAX PAID TO OTHER JURISDICTION
5G	COMMERCIAL TRUCK OVER 26,000 LBS	\$

6 OWNER SIGNATURE(S)	The undersigned certifies that there are no liens on this vehicle except those specified above. The insurance required by Connecticut law is in effect and will be maintained during this registration period. All property taxes due any CT Taxing Authority for any vehicle previously registered in my/our name(s) have been paid. If other than Passenger registration this vehicle is registered in 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 the intent to mislead the Commissioner, I will be subject to prosecution under the above-cited laws.		
	OWNER'S SIGNATURE	DATE SIGNED	CO-OWNER'S SIGNATURE
X	7/3/18	X	

ADDENDUM - If Additional Information is needed for your transaction, please complete the applicable sections below

7 LEASED VEHICLE INFORMATION	NAME OF LESSEE (Person to whom or company to which vehicle is leased)	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

8 OTHER THAN A PASSENGER STYLE MOTOR VEHICLE	LIGHT WEIGHT (Wt. empty)	GROSS WEIGHT (Declared Weight) (Light wt. + max load)	MANUFACTURER'S GROSS VEHICLE WEIGHT RATING
	20,260	120,000	120,000
COMPLETE FOR APPLICABLE VEHICLES (Buses, Trucks)	NO. AXLES	SEAT CAPACITY	NO. STANDEES
	3		
	CARRY SCHOOL CHILDREN?	COM. CARRIER-US DOT NO. (If assigned)	
	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	244197	

TRAILERS - Rear lights required. Brakes required if 3,000 lbs. or more GVWR. Length of vehicle & trailer combined must be in accordance with CGS 14-262.

INTERSTATE COMMERCE?	HAZARDOUS MATERIAL?	USED FOR THE TRANSPORTATION OF A VESSEL (BOAT)?
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

9 DEALER TRANSACTION	VEHICLE I.D. NUMBER OF TRADED-IN VEHICLE	YEAR	MAKE	MODEL
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 & 53a-157b of the Connecticut General Statutes.

CONNECTICUT DEALER LICENSE NUMBER	DEALER SIGNATURE (Authorized Representative)	DATE SIGNED
	X	

CERTIFICATE OF TITLE



STATE OF CONNECTICUT
DEPARTMENT OF MOTOR VEHICLES

VEHICLE/HULL IDENTIFICATION NUMBER (VIN/HIN) 57J4533C7J3575109	TITLE NUMBER AA2099246	DATE OF ISSUE 07/18/2018	PRIOR TITLE NUMBER 14751699	PRIOR STATE ME
PURCHASED 06/14/2018	YEAR 2018	MAKE FONTA	MODEL TL	BODY STYLE TL
				CYL 00
				NEW/USED USED
				ODOMETER 000000
				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

SECOND LIENHOLDER

DATE OF LIEN

RELEASE OF LIENS	
FIRST LIEN INTEREST IN DESCRIBED VEHICLE/VESSEL IS HEREBY RELEASED	
NAME	
AUTHORIZED SIGNATURE X	DATE RELEASED
SECOND LIEN INTEREST IN DESCRIBED VEHICLE/VESSEL IS HEREBY RELEASED	
NAME	
AUTHORIZED SIGNATURE X	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.

IN WITNESS WHEREOF,
 I have affixed my hand.

Michael R. Byrge

COMMISSIONER OF MOTOR VEHICLES

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



*Sent original to Joy Rogers, KeyBank 11/2/18
 Released by Key, lost by atty, see replacement*

VOID IF ALTERED

THIS TITLE CONTAINS A WATERMARK

THIS TITLE CONTAINS A WATERMARK

STATE OF MAINE

VEHICLE ID NUMBER	YEAR	MAKE	MODEL	BODY	TITLE NUMBER
57J4533C7J3575109	2018	FONA	TL	FB	14751699
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 Commerolal 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 LIENHOLDER	

FIRST RELEASE	Interest in this vehicle is released by: Signature
SECOND RELEASE	Title <u>DPB Mgr</u> Date <u>6/27/13</u>
THIRD RELEASE	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

L14127025

VOID IF ALTERED



STATE OF CONNECTICUT

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

SAFETY
SECURITY
SERVICE



Registration Credential

**IMPORTANT
NOTICE TO YOU:**

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

↓ KEEP IN VEHICLE ↓ KEEP IN VEHICLE ↓ KEEP IN VEHICLE

VALID ONLY AFTER RESOLVING ALL COMPLIANCE ISSUES		CONNECTICUT REGISTRATION CERTIFICATE										VALID ONLY AFTER PAYMENT RECEIVED BY DMV	
KEEP THIS PORTION IN YOUR VEHICLE - DO NOT MAIL													
INSURANCE SHALL BE MAINTAINED AS REQUIRED BY CT LAW													
PLATE NUMBER AJ72036	PLATE CLASS TRAILER	EXP. DATE 07/16/2021	VEHICLE IDENTIFICATION NUMBER 57J4533C7J3575109				YR 18	MAKE FONTA	MODEL TL				
VEHICLE TYPE TRAILER	REGISTERED USAGE HEAVY DUTY	LIGHT WT 20,260	GVWR 120,000	DECLARED WT 120,000	STAND	SEAT	AXLES 3	COLOR BLACK	STYLE TL				
HAZ MAT? N	TITLE Y	EMISSIONS DUE	TOTAL FEE \$326.00	PLATE TYPE COMMERCIAL TRAILER	TOWN 148	TAX TOWN WALLINGFORD			DMV WEBSITE 06/17/2020				
OWNER(S): UNITED CONCRETE PRODUCTIONS INC										COMMISSIONER OF MOTOR VEHICLES			

Seborga Magubane
RENEWAL
HEAVY DUTY HIGHWAY PERMIT REQUIRED per
CGS 14-24



↑ KEEP IN VEHICLE ↑ KEEP IN VEHICLE ↑ KEEP IN VEHICLE

	Registration Fee	\$326.00
		TOTAL FEES
		\$326.00

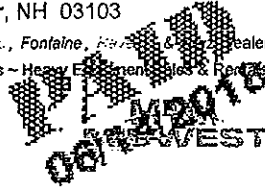


Joseph Equipment Company



300 Gay Street ~ Manchester, NH 03103

Factory Authorized Fontaine Distributor, Fontaine, Rogers & Joseph Dealer
Dealer for New & Used Trucks - Trailers - Heavy Equipment Sales & Rentals



SOLD TO
UNITED CONCRETE 173 CHURCH ST YALESVILLE, CT 06492

DATE	INVOICE #
6/14/2018	14863

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
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.	Total
Payments/Credits	
Balance Due	

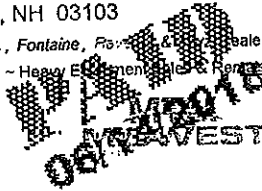


Joseph Equipment Company



300 Gay Street ~ Manchester, NH 03103

Factory Authorized Fontaine, Inc. & Fontaine, Inc. Dealer
Dealer for New & Used Trucks ~ Trailers ~ Heavy Equipment ~ Rentals



SOLD TO
UNITED CONCRETE 173 CHURCH ST YALESVILLE, CT 06492

DATE	INVOICE #
6/14/2018	14865

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



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. 2020-159 APPLICATION

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

HEARING DATE: _____

WLD ASSESSOR
15 FEB 21 AM 10:04

Property Owner:
Name of property Owner <u>United Concrete Products Inc</u>
Mailing Address <u>173 Church Street</u>
City, State, Zip <u>WALLINGFORD CT 06492</u>
Phone <u>203-269-3119</u>

Appellant (if other than owner):
Name of Owner's Agent _____
Mailing Address _____
City, State, Zip _____
Phone _____

Appellant's Capacity Owner Owner's Agent
(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 0

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?: \$ 51,500.00

Briefly state the basis of the Appeal: The new trailer title passed from the manufacturer through BB+T Equip Capital Corp, the finance corp., to Joseph Equipment Co., the retailer, and subsequently sold to United Concrete Products Inc. The odometer 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 knowledge and belief.

Signature(s) of

2/16/21

149

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 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 I - VEHICLE OWNER / USE					
Name of vehicle owner(s) or registrant (if different)		Address (number and street)		Town	State
United Concrete Products Inc		173 Church St		Wallingford	CT
Person completing this form, if other than owner/registrant		Relationship	Tel. No.	Is the vehicle(s) listed below used by a:	
Cheryl K Carr		Controller	203-269-3119	For Hire Motor Carrier? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
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 products		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
Lessee/sub-lessee address (number and street)			Town	State	Zip Code
Is the vehicle(s) listed below used exclusively for transporting freight for hire? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			If Yes, describe freight transported		

SECTION II - TRUCK / TRUCK TRACTOR					
Vehicle Identification Number (VIN)		Date Acquired	Purchase Price \$	GVWR	
Date Registered	Vehicle Registration (Plate) No.	Year	Make	Model	Body style
Sleeper cab? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Engine Size	Engine Type	No. of axles	Fuel Type	
Modified prior to 10/1? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If Yes, describe modification(s) made and enter cost of modification(s) excluding sales tax.				

SECTION III - TRAILER / SEMITRAILER					
Vehicle Identification Number (VIN)		Date Acquired	Purchase Price \$	GVWR	
57J4533C1J3575106		6/14/2018	51,500.00	120,000	
Date Registered	Vehicle Registration (Plate) No.	Year	Make	Model	
7/18/2018	AJ 72037	2018	Fontaine	TL	
Body style	Open <input checked="" type="checkbox"/> Enclosed <input type="checkbox"/>	Refrigeration	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Length	No. of axles
TL				48 ft	3
Modified prior to 10/1? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	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 my knowledge, remembrance and belief and that the vehicle listed above, together with any attachments thereto, is eligible for a property tax exemption pursuant to CGS §12-81(74).

Signature: *[Signature]* Date Signed: 10/30/2020

For Assessor's Use Only							
Supplemental List	Cost of Vehicle	Modification Cost	Total Cost	X %	Prorated Cost	Depr. Cost	Assessment
Truck/truck tractor							
Trailer/semi-trailer							
TOTAL							
Regular List	Cost of Vehicle	Modification Cost	Total Cost	X %	Depr. Cost	Assessment	
Truck/truck tractor							
Trailer/semi-trailer							
TOTAL							
Exemption approved: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Regular List <input type="checkbox"/>	Supplemental List <input type="checkbox"/>	by:			

CERTIFICATE OF TITLE



STATE OF CONNECTICUT DEPARTMENT OF MOTOR VEHICLES

VEHICLE/HULL IDENTIFICATION NUMBER (VIN/HIN)		TITLE NUMBER	DATE OF ISSUE	PRIOR TITLE NUMBER	PRIOR STATE			
57J4533C1J3575106		AA2099247	07/18/2018	14751696	ME			
PURCHASED	YEAR	MAKE	MODEL	BODY STYLE	CYL	NEW/USED	ODOMETER	FUEL TYPE
06/14/2018	2018	FONTA	TL	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

SECOND LIENHOLDER

DATE OF LIEN

RELEASE OF LIENS	
FIRST LIEN INTEREST IN DESCRIBED VEHICLE/VESSEL IS HEREBY RELEASED	
NAME	
AUTHORIZED SIGNATURE X	DATE RELEASED
SECOND LIEN INTEREST IN DESCRIBED VEHICLE/VESSEL IS HEREBY RELEASED	
NAME	
AUTHORIZED SIGNATURE X	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.

IN WITNESS WHEREOF,
 I have affixed my hand.

Michael R. Byrne

COMMISSIONER OF MOTOR VEHICLES

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



*Sent original to Joy Rogers, Key Bank 11/2/18
 Released by Key, lost by atty, see replacement*

VOID IF ALTERED

THIS TITLE CONTAINS A WATER MARK

THIS TITLE CONTAINS A WATER MARK



STATE OF CONNECTICUT

Department of Motor Vehicles

Renewal Application and Registration

SAFETY
SECURITY
SERVICE

DMV

YOUR REGISTRATION EXPIRES ON 07/16/2020 FOLLOW INSTRUCTIONS BELOW TO RENEW (ADDITIONAL INSTRUCTIONS SEE REVERSE)

**IMPORTANT
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

PLATE NUMBER AJ72037	PLATE CLASS TRAILER	EXP. DATE 07/16/2021	VEHICLE IDENTIFICATION NUMBER 57J4533C1J3575106	YR 18	MAKE FONTA	MODEL TL			
VEHICLE TYPE TRAILER	REGISTERED USAGE -HEAVY DUTY	LIGHT WT 20260	GVWR 120000	DECLARED WT 120000	STAND	SEAT	AXLES 3	COLOR BLACK	STYLE TL
HAZ MAT? N	TITLE Y	EMISSIONS DUE	TOTAL FEE \$326.00	PLATE TYPE COMMERCIAL TRAILER	TOWN 148	TAX TOWN WALLINGFORD	5/13/2020		

OWNER(S): UNITED CONCRETE PRODUCTIONS INC

COMMISSIONER OF MOTOR VEHICLES

Sibongile Magubane

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

RENEWAL
HEAVY DUTY HIGHWAY PERMIT REQUIRED
per CGS 14-24



↓ 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	YR 18	MAKE FONTA	DW 120000	STAND	SEAT	TAX TOWN WALLINGFORD
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Registration Fee \$326.00
OK

UNITED CONCRETE PRODUCTIONS
INC
173 CHURCH ST
WALLINGFORD, CT 06492-2267
To change your address visit our
website at ct.gov/dmv

Registered 6/17/20
Could not print on-line.
Paid \$20.00 to re-print @ DMV
website could not reprint! OK
They are unbelievable !!

- PRINTED
5/13/2020

\$326.00
AMOUNT DUE



R3 00136284000A448524 AJ720370032600202007167

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

- INSTRUCTIONS:**
 (1) Please print using a black or blue pen.
 (2) Fill out the applicable sections of this form.
 (3) Use the DMV website to check for all documents required to complete your transaction and for any outstanding compliance issues.

1 OWNER SECTION (APPLICANT)	OWNER'S (APPLICANT'S) NAME (Last, First, Middle Initial) UNITED CONCRETE PRODUCTS, INC.			OWNER'S BIRTHDATE
	OWNER'S LICENSE OR ID NUMBER	STATE WHERE ISSUED	SECRETARY OF STATE NO. (If Applicable)	PHONE NUMBER (Optional)
IF CO-OWNERSHIP (Check one)				
<input type="checkbox"/> JOINT/JO - Requires ONE signature to transfer ownership	CO-OWNER'S (CO-APPLICANT'S) NAME (Last, First, Middle Initial)			CO-OWNER'S BIRTHDATE
<input type="checkbox"/> COMMON/AND - Requires ALL signatures to transfer ownership	CO-OWNER'S LICENSE OR ID NUMBER			PHONE NUMBER (Optional)

OWNER'S MAILING ADDRESS (Number and Street, and Apartment No. if applicable) (City or Town) (State) (Zip Code)
173 CHURCH STREET **YALESVILLE** **CT** **06492**

CT RESIDENT? YES NO

RESIDENT ADDRESS (If Different from Mailing Address - PO Box is NOT acceptable. Please include Apartment No. if applicable)
 CHECK BOX IF RESIDENT ADDRESS IS WHERE IF DIFFERENT FROM RESIDENT ADDRESS, INDICATE HERE (Number and Street, Apartment No.) (City or Town) (State) (Zip Code)

2 VEHICLE INFORMATION	VEHICLE I.D. NUMBER	YEAR	MAKE	MODEL NAME OR NO.	BODY STYLE (4-Dr. Sedan, etc.)
	57J4533C1J3575106	2018	FONTAINE	TL	FB
FUEL TYPE (Gas, Diesel, etc.)	CYLINDERS or CC's	NO. OF WHEELS	COLOR(S) (Maximum of Two)	ODOMETER READING (Mileage)	NEW OR USED? <input checked="" type="checkbox"/> NEW <input type="checkbox"/> USED
	12				<small>If Commercial Use, Combination Use or Pick-Up Truck Complete Section 8.</small>

3 SELLER'S INFORMATION	NAME OF SELLER(S) (If 2 owners, include both names)	DATE VEHICLE SOLD (Purchased)	SELLING PRICE
	JOSEPH EQUIPMENT CO	6/14/18	\$51,500
SELLER'S ADDRESS (Number and Street) (City or Town) (State) (Zip Code)			
300 GAY STREET MANCHESTER NH 03103			

4 SECURITY INTEREST - Loan or Lien Information	NAME OF LIEN-HOLDER	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

5 TAX EXEMPTION	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.	
	CODE NO. FROM BACK OF FORM	IF CODE #3, LIST TOTAL SALES TAX PAID TO OTHER JURISDICTION \$
5G	COMMERCIAL TRUCK OVER 26,000 LBS	

6 OWNER SIGNATURE(S)	The undersigned certifies that there are no liens on this vehicle except those specified above. The insurance required by Connecticut law is in effect and will be maintained during this registration period. All property taxes due any CT Taxing Authority for any vehicle previously registered in my/our name(s) have been paid. If other than Passenger registration this vehicle is registered in 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 the intent to mislead the Commissioner, I will be subject to prosecution under the above-cited laws.		
	OWNER'S SIGNATURE	DATE SIGNED	CO-OWNER'S SIGNATURE
X	7/3/18	X	

AD VENDORIUM - If Additional Information is needed for your transaction, please complete the applicable sections below:

7 LEASED VEHICLE INFORMATION	NAME OF LESSEE (Person to whom or company to which vehicle is leased)	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

8 OTHER THAN A PASSENGER STYLE MOTOR VEHICLE	LIGHT WEIGHT (wt. empty)	GROSS WEIGHT (Declared Weight) (Light wt. + max load)	MANUFACTURER'S GROSS VEHICLE WEIGHT RATING
	20,260	120,000	120,000
COMPLETE FOR APPLICABLE VEHICLES (Buses, Trucks)		NO. AXLES	SEAT CAPACITY
		3	
		NO. STANDEES	CARRY SCHOOL CHILDREN?
			<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
		COM. CARRIER-US DOT NO. (if assigned)	
		244197	
TRAILERS - Rear lights required. Brakes required if 3,000 lbs. or more GVWR. Length of vehicle & trailer combined must be in accordance with CGS 14-262.		INTERSTATE COMMERCE?	HAZARDOUS MATERIAL?
		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
		USED FOR THE TRANSPORTATION OF A VESSEL (BOAT)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

9 DEALER TRANSACTION	VEHICLE I.D. NUMBER OF TRADED-IN VEHICLE	YEAR	MAKE	MODEL
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 & 53a-157b of the Connecticut General Statutes.				DATE SIGNED
CONNECTICUT DEALER LICENSE NUMBER	DEALER SIGNATURE (Authorized Representative)			
	X			

CERTIFICATE OF TITLE

STATE OF MAINE

VEHICLE ID NUMBER	YEAR	MAKE	MODEL	BODY	TITLE 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

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 LIENHOLDER	

FIRST RELEASE	Interest in this vehicle is released by: Signature Title Date Ops Mgr. 6/27/18
SECOND RELEASE	Interest in this vehicle is released by: Signature Title Date
THIRD RELEASE	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

L14127022

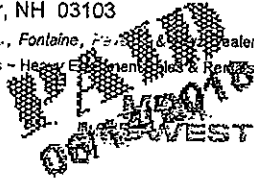
VOID IF ALTERED



Joseph Equipment Company

300 Gay Street ~ Manchester, NH 03103

Factory Authorized Dealer for **Fontaine**, **Fontaine**, **Fontaine** & **Fontaine** Dealer
Dealer for New & Used Trucks - Trailers - Heavy Equipment Sales & Rentals



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	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.

Total

Payments/Credits

Balance Due

PHONE (603) 641-8608 ~ FAX (603) 666-3716

Page 1
www.josephequipment.com ~ josephequipment@aol.com

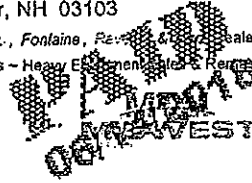


Joseph Equipment Company



300 Gay Street ~ Manchester, NH 03103

Factory Authorized Fontaine Specialist, Fontaine, Revco & Dealer
Dealer for New & Used Trucks ~ Trailers ~ Heavy Equipment Sales & Rentals



SOLD TO
UNITED CONCRETE 173 CHURCH ST YALESVILLE, CT 06492

DATE	INVOICE #
6/14/2018	14865

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

PHONE (603) 641-8608 ~ FAX (603) 666-3716

www.josephequipment.com ~ josephequipment@aol.com

MOTOR VEHICLE RECORD
TOWN OF WALLINGFORD

GENERAL DATA:

Unique ID: 89214 List Num: 89214 Assessment Year: 2020 **DATE: 02/17/2021**
Last Changed: 12/14/2020

OWNER'S ADDRESS

Name: UNITED CONCRETE PRODUCTS INC
Care Of:
Street 1: 173 CHURCH ST CA= No
City: WALLINGFORD
State: CT Zip: 06492-2267
Record Status: ACTIVE
Last Changed: 12/14/2020
Date of Birth
Registration # AJ72037
District:

RESIDENCE ADDRESS:

Street 1: 173 CHURCH ST
City: WALLINGFORD
State: Zip: 06492-2267
P-S-V-L 1362840--5040773-N-01011900

VEHICLE INFORMATION:

YEAR	MAKE	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
2018	FONTA	TL	10	57J4533C1J3575106	TRAILER	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

MOTOR VEHICLE RECORD
TOWN OF WALLINGFORD

GENERAL DATA:

Unique ID: 89214

List Num: 89214

Assessment Year: 2020

DATE: 02/22/2021

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

Record Status: ACTIVE
Last Changed: 12/14/2020
Date of Birth
Registration # AJ72037
District:

RESIDENCE ADDRESS:

Street 1: 173 CHURCH ST
City: WALLINGFORD
State: Zip: 06492-2267
P-S-V-L 1362840--5040773-N-01011900

VEHICLE INFORMATION:

YEAR	MAKE	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
2018	FONTA	TL	10	57J4533C1J3575106	TRAILER	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 - 159

MOTOR VEHICLE TAX BILL



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

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.

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

LIST NUMBER	LC	DIST	ON GRAND LIST	NET ASSESSMENT	DELINQUENT AFTER OCT 1, 2020
2019 MV 0023046			OCTOBER 1, 2019		
MILL RATE	GROSS ASSESSMENT	EXEMPTION			
29.1900	202,070	0		202,070	
TOTAL TAX DUE					
				July 1, 2020	
				\$5,898.40	

T14 P4413 *****SCH 5-DIGIT 06492
 UNITED CONCRETE PRODUCTIONS INC
 173 CHURCH ST
 WALLINGFORD CT 06492-2267



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

Handwritten initials



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

BILL #	YEAR	MAKE	MODEL	VIN #	CC	REG #	COC #	VALUE	EXEMPT	TAX DUE
0090460	2018	FONTA	TL	57J4533C5J3575108	10	AJ72035		38810	0	1,132.86
0090459	2018	FONTA	TL	57J4533C4J3575102	10	AJ72034		38810	0	1,132.86
0090462	2018	FONTA	TL	57J4533C1J3575106	10	AJ72037		38810	0	1,132.86
0090463	2018	FONTA	TL	57J4533C3J3575107	10	AJ72038		38810	0	1,132.86
0090461	2018	FONTA	TL	57J4533C7J3575109	10	AJ72036		38810	0	1,132.86
0090464	2003	TRANS		1TTF4820931070237	10	V92519		8020	0	234.10
TOTAL								202070	0	5,898.40

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

149

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

88:01W 07: A0N Z
2 NOV 20 10:18
MFD 055550

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 owner, vehicle identification number, the question and your response. Sign the application and retain a copy for your records. Submit the application 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.

DENIED

SECTION I -- VEHICLE OWNER / USE					
Name of vehicle owner(s) or registrant (if different)		Address (number and street)		Town	State
United Concrete Products Inc		173 Church St		Wallingford	CT
Person completing this form, if other than owner/registrant		Relationship	Tel. No.	Is the vehicle(s) listed below used by a "For Hire Motor Carrier"? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Cheryl K Carr		Controller	203-269-3119		
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 Products		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
Lessee/sub-lessee address (number and street)		Town	State	Zip Code	Tel. No.
Is the vehicle(s) listed below used exclusively for transporting freight for hire? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		If Yes, describe freight transported			

SECTION II -- TRUCK / TRUCK TRACTOR					
Vehicle Identification Number (VIN)		Date Acquired	Purchase Price \$	GVWR	
Date Registered		Vehicle Registration (Plate) No.	Year	Make	Model
Sleeper cab: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Engine Size	Engine Type	No. of axles	Fuel Type
Modified prior to 10/1? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		If Yes, describe modification(s) made and enter cost of modification(s) excluding sales tax.			

SECTION III -- TRAILER / SEMITRAILER					
Vehicle Identification Number (VIN)		Date Acquired	Purchase Price \$	GVWR	
57J4533C1J3575106		10/19/2018	51,500.00	120,000	
Date Registered	Vehicle Registration (Plate) No.	Year	Make	Model	
7/18/2018	AJ 72037	2018	Fontaine	TL	
Body style	Open <input checked="" type="checkbox"/> Enclosed <input type="checkbox"/>	Refrigeration	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Length	No. of axles
TL				48 ft	3
Modified prior to 10/1? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		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 my knowledge, remembrance and belief and that the vehicle listed above, together with any attachments thereto, is eligible for a property tax exemption pursuant to CGS §12-81(74).

Signature

Date Signed

10/30/2020

For Assessor's Use Only							
Supplemental List	Cost of Vehicle	Modification Cost	Total Cost	X %	Prorated Cost	Depr. Cost	Assessment
Truck/truck tractor							
Trailer/semi-trailer							
TOTAL							
Regular List	Cost of Vehicle	Modification Cost	Total Cost	X %	Depr. Cost	Assessment	
Truck/truck tractor							
Trailer/semi-trailer							
TOTAL							
Exemption approved: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Regular List <input type="checkbox"/> Supplemental List <input type="checkbox"/>		By: <u>IF</u>			



STATE OF CONNECTICUT
DEPARTMENT OF MOTOR VEHICLES

VEHICLE/HULL IDENTIFICATION NUMBER (VIN/HIN) 57J4533C1J3575106	TITLE NUMBER AA2099247	DATE OF ISSUE 07/18/2018	PRIOR TITLE NUMBER 14751696	PRIOR STATE ME				
PURCHASED 06/14/2018	YEAR 2018	MAKE FONTA	MODEL TL	BODY STYLE TL	CYL 00	NEW/USED USED	ODOMETER 000000	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

SECOND LIENHOLDER

DATE OF LIEN

RELEASE OF LIENS	
FIRST LIEN INTEREST IN DESCRIBED VEHICLE/VESSEL IS HEREBY RELEASED	
NAME	
AUTHORIZED SIGNATURE X	DATE RELEASED
SECOND LIEN INTEREST IN DESCRIBED VEHICLE/VESSEL IS HEREBY RELEASED	
NAME	
AUTHORIZED SIGNATURE X	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.

IN WITNESS WHEREOF,
 I have affixed my hand.

Michael R. Byrne

COMMISSIONER OF MOTOR VEHICLES

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



*Sent original to Toy Rogers, Key Bank 11/2/18
 Released by Key, lost by atty, see replacement*

VOID IF ALTERED

THIS TITLE CONTAINS A WATERMARK

THIS TITLE CONTAINS A WATERMARK



STATE OF CONNECTICUT

SAFETY
SECURITY
SERVICE

DMV

Department of Motor Vehicles Renewal Application and Registration

YOUR REGISTRATION EXPIRES ON 07/16/2020 FOLLOW INSTRUCTIONS BELOW TO RENEW (ADDITIONAL INSTRUCTIONS SEE REVERSE)

**IMPORTANT
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

VALID ONLY
AFTER PAYMENT
RECEIVED BY
DMV

KEEP THIS PORTION IN YOUR VEHICLE - DO NOT MAIL
INSURANCE SHALL BE MAINTAINED AS REQUIRED BY CT LAW

PLATE NUMBER AJ72037	PLATE CLASS TRAILER	EXP. DATE 07/16/2021	VEHICLE IDENTIFICATION NUMBER 57J4533C1J3575106				YR 18	MAKE FONTA	MODEL TL
VEHICLE TYPE TRAILER	REGISTERED USAGE HEAVY DUTY OK	LIGHT WT 20260	GVWR 120000	DECLARED WT 120000	STAND	SEAT	AXLES 3	COLOR BLACK	STYLE TL
HAZ MAT? N	TITLE Y	EMISSIONS DUE	TOTAL FEE \$326.00	PLATE TYPE COMMERCIAL TRAILER	TOWN 148	TAX TOWN WALLINGFORD		5/13/2020	
OWNER(S): UNITED CONCRETE PRODUCTIONS INC						COMMISSIONER OF MOTOR VEHICLES			

Subongile Magubane

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

RENEWAL
HEAVY DUTY HIGHWAY PERMIT REQUIRED
per CGS 14-24



TEAR OFF AND RETURN WITH PAYMENT

R2 00136284000A448524 AJ720370032600202007167

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	YR 18	MAKE FONTA	DW 120000	STAND	SEAT	TAX TOWN WALLINGFORD
-------------------------	------------------------	-----------------------	--	----------	---------------	--------------	-------	------	-------------------------

Registration Fee \$326.00 OK

Registered 6/17/20
Could not print on-line.
Paid \$20.00 to re-print @ DMV
website could not reprint! OK
They are unbelievable !!

UNITED CONCRETE PRODUCTIONS
INC
173 CHURCH ST
WALLINGFORD, CT 06492-2267
To change your address visit our
website at ct.gov/dmv

**\$326.00
AMOUNT DUE**



R3 00136284000A448524 AJ720370032600202007167

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

- INSTRUCTIONS:**
 (1) Please print using a black or blue pen.
 (2) Fill out the applicable sections of this form.
 (3) Use the DMV website to check for all documents required to complete your transaction and for any outstanding compliance issues.

1 OWNER SECTION (APPLICANT)	OWNER'S (APPLICANT'S) NAME (Last, First, Middle Initial) UNITED CONCRETE PRODUCTS, INC.			OWNER'S BIRTHDATE
	OWNER'S LICENSE OR ID NUMBER	STATE WHERE ISSUED	SECRETARY OF STATE NO. (If Applicable)	PHONE NUMBER (Optional)
IF CO-OWNERSHIP (Check one)				
<input type="checkbox"/> JOINT/OR - Requires ONE signature to transfer ownership	CO-OWNER'S (CO-APPLICANT'S) NAME (Last, First, Middle Initial)			CO-OWNER'S BIRTHDATE
<input type="checkbox"/> COMMON/AND - Requires ALL signatures to transfer ownership	CO-OWNER'S LICENSE OR ID 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) 173 CHURCH STREET	(City or Town) YALESVILLE	(State) CT	(Zip Code) 06492
RESIDENT ADDRESS (If Different from Mailing Address - PO Box is NOT acceptable. Please include Apartment No. if applicable)			
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
CHECK BOX IF RESIDENT ADDRESS IS WHERE IF DIFFERENT FROM RESIDENT ADDRESS, INDICATE HERE (Number and Street, Apartment No.) (City or Town) (State) (Zip Code)			
<input type="checkbox"/> VEHICLE MOST FREQUENTLY LEAVES FROM, RETURNS TO, OR REMAINS (For Property Tax)			

2 VEHICLE INFORMATION	VEHICLE I.D. NUMBER 57J4533C1J3575106	YEAR 2018	MAKE FONTAINE	MODEL NAME OR NO. TL	BODY STYLE (4-Dr. Sedan, etc.) FB
	FUEL TYPE (Gas, Diesel, etc.)	CYLINDERS or CC's 12	NO. OF WHEELS	COLOR(S) (Maximum of Two)	ODOMETER READING (Mileage)
				NEW OR USED? <input checked="" type="checkbox"/> NEW <input type="checkbox"/> USED	If Commercial use, Combination use or Pick-Up, Truck Complete Section 8.

3 SELLER'S INFORMATION	NAME OF SELLER(S) (If 2 owners, include both names) JOSEPH EQUIPMENT CO		DATE VEHICLE SOLD (Purchased) 6/14/18	SELLING PRICE \$51,500
	SELLER'S ADDRESS (Number and Street) 300 GAY STREET		(City or Town) MANCHESTER	(State) (Zip Code) NH 03103

4 SECURITY INTEREST - Loan or Lien Information	NAME OF LIEN-HOLDER			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

5 TAX EXEMPTION	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.	
	CODE NO. FROM BACK OF FORM 5G	EXEMPTION INFORMATION (If leased vehicle lessor tax number if applicable) COMMERCIAL TRUCK OVER 26,000 LBS
		IF CODE #3, LIST TOTAL SALES TAX PAID TO OTHER JURISDICTION \$

6 OWNER SIGNATURE(S)	The undersigned certifies that there are no liens on this vehicle except those specified above. The insurance required by Connecticut law is in effect and will be maintained during this registration period. All property taxes due any CT Taxing Authority for any vehicle previously registered in my/our name(s) have been paid. If other than Passenger registration this vehicle is registered in 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 the intent to mislead the Commissioner, I will be subject to prosecution under the above-cited laws.		
	OWNER'S SIGNATURE X	DATE SIGNED 7/3/18	CO-OWNER'S SIGNATURE X

7 LEASED VEHICLE INFORMATION	AD*ENDUM - 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)		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	

8 OTHER THAN A PASSENGER STYLE MOTOR VEHICLE	LIGHT WEIGHT (Wt. empty) 20,260	GROSS WEIGHT (Declared Weight) (Light wt. + max load) 120,000	MANUFACTURER'S GROSS VEHICLE WEIGHT RATING 120,000
	NO. AXLES 3	SEAT CAPACITY	NO. STANDEES
COMPLETE FOR APPLICABLE VEHICLES (Buses, Trucks)		CARRY SCHOOL CHILDREN? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	COM. CARRIER-US DOT NO. (If assigned) 244197

TRAILERS - Rear lights required. Brakes required if 3,000 lbs. or more GVWR. Length of vehicle & trailer combined must be in accordance with CGS 14-262.

INTERSTATE COMMERCE? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	HAZARDOUS MATERIAL? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	USED FOR THE TRANSPORTATION OF A VESSEL (BOAT)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
---	--	--

9 DEALER TRANSACTION	VEHICLE I.D. NUMBER OF TRADED-IN VEHICLE	YEAR	MAKE	MODEL
	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 & 53a-157b of the Connecticut General Statutes.

CONNECTICUT DEALER LICENSE NUMBER X	DEALER SIGNATURE (Authorized Representative)	DATE SIGNED
---	--	-------------

CERTIFICATE OF TITLE

STATE OF MAINE

VEHICLE ID NUMBER	YEAR	MAKE	MODEL	BODY	TITLE 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

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 LIENHOLDER	

FIRST RELEASE	Interest in this vehicle is released by:
	Signature _____ Title _____ Date 6/27/18
SECOND RELEASE	Interest in this vehicle is released by:
	Signature _____ Title _____ Date _____
THIRD RELEASE	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

L14127022

VOID IF ALTERED

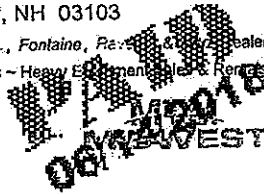


Joseph Equipment Company



300 Gay Street ~ Manchester, NH 03103

Factory Authorized Dealer for Fontaine, Fontaine, Peterbilt & Kenworth
Dealer for New & Used Trucks ~ Trailers ~ Heavy Equipment ~ Pumps & Generators



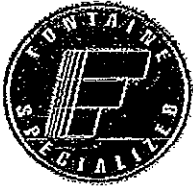
SOLD TO
UNITED CONCRETE 173 CHURCH ST YALESVILLE, CT 06492

DATE	INVOICE #
6/14/2018	14865

TERMS

DESCRIPTION	QTY	RATE	AMOUNT
NT19368 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C1J3575106 * PRICE INCLUDES DESTINATION (FOB MANCHESTER, NH), P&T 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

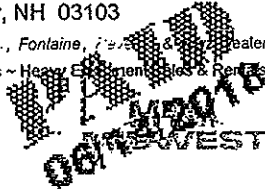


Joseph Equipment Company



300 Gay Street ~ Manchester, NH 03103

Factory Authorized Fontaine, Fontaine, Terex & Dealer
Dealer for New & Used Trucks ~ Trailers ~ Heavy Equipment Sales & Rentals



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	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.	Total
------------------------------	--------------

Payments/Credits

Balance Due



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. 2020-160

APPLICATION

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

HEARING DATE: _____

WALLINGFORD ASSESSOR
FEB 21 PM 5:04

Property Owner:
Name of property Owner <u>United Concrete Products Inc</u>
Mailing Address <u>173 Church Street</u>
City, State, Zip <u>WALLINGFORD CT 06492</u>
Phone <u>203-269-3119</u>

Appellant (if other than owner):
Name of Owner's Agent
Mailing Address
City, State, Zip
Phone

Appellant's Capacity Owner Owner's Agent
(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 72038 Mileage 0

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?: \$ 51,500.00

Briefly state the basis of the Appeal: The new trailer title passed from the manufacturer through BB+T Equip Capital Corp, the finance corp., to Joseph Equipment Co, the retailer, and subsequently sold to United Concrete Products Inc. The odometer 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 knowledge and belief.

Signature(s) of

2/16/21

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 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 safeguards 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 I - VEHICLE OWNER / USER				
Name of vehicle owner(s) or registrant (if different) UNITED CONCRETE PRODUCTS INC	Address (number and street) 173 CHURCH ST		Town WALLINGFORD	State CT
Person completing this form, if other than owner/registrant CHERYL K. CARR	Relationship CONTROLLER	Tel. No. 203-269-3119	Is the vehicle(s) listed below used by a For Hire Motor Carrier? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If No, describe vehicle user's business: TRANSPORTATION OF CONCRETE PRODUCTS	Is the vehicle(s) listed below leased or rented? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Name of lessee and/or sub-lessee, (i.e., end user)		
Lessee/sub-lessee address (number and street)	Town	State	Zip Code	Tel. No.
Is the vehicle(s) listed below used exclusively for transporting freight for hire? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		If Yes, describe freight transported		

SECTION II - TRUCK / TRUCK TRACTOR					
Vehicle Identification Number (VIN)	Date Acquired	Purchase Price \$	GVWR		
Date Registered	Vehicle Registration (Plate) No.	Year	Make	Model	Body style
Sleeper cab: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Engine Size	Engine Type	No. of axles	Fuel Type	
Modified prior to 10/1? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If Yes, describe modification(s) made and enter cost of modification(s) excluding sales tax.				

SECTION III - TRAILER / SEMITRAILER					
Vehicle Identification Number (VIN) 57J4533C3J3575107	Date Acquired 6/14/2018	Purchase Price \$ 51,500.00	GVWR 120,000		
Date Registered 7/18/2018	Vehicle Registration (Plate) No. 4J72038	Year 2018	Make Fontaine	Model TL	
Body style TL	Open <input checked="" type="checkbox"/> Enclosed <input type="checkbox"/>	Refrigeration Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Length 48 FT	No. of axles 3	
Modified prior to 10/1? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	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 my knowledge, remembrance and belief and that the vehicle listed above, together with any attachments thereto, is eligible for a property tax exemption pursuant to CGS §12-81(74).

Signature

10/30/2020
Date Signed

For Assessor's Use Only							
Supplemental List	Cost of Vehicle	Modification Cost	Total Cost	X %	Proposed Cost	Depr. Cost	Assessment
Truck/truck tractor							
Trailer/semi-trailer							
TOTAL							
Regular List	Cost of Vehicle	Modification Cost	Total Cost	X %	Depr. Cost	Assessment	
Truck/truck tractor							
Trailer/semi-trailer							
TOTAL							
Exemption approved: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Regular List <input type="checkbox"/> Supplemental List <input type="checkbox"/>		by:			

CERTIFICATE OF TITLE



STATE OF CONNECTICUT DEPARTMENT OF MOTOR VEHICLES

VEHICLE/HULL IDENTIFICATION NUMBER (VIN/HIN) 57J4533C3J3575107	TITLE NUMBER AA2099248	DATE OF ISSUE 07/18/2018	PRIOR TITLE NUMBER 14751697	PRIOR STATE ME				
PURCHASED 06/14/2018	YEAR 2018	MAKE FONTA	MODEL TL	BODY STYLE TL	CYL 00	NEW/USED USED	ODOMETER 000000	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

SECOND LIENHOLDER

DATE OF LIEN

RELEASE OF LIENS	
FIRST LIEN INTEREST IN DESCRIBED VEHICLE/VESSEL IS HEREBY RELEASED	
NAME	
AUTHORIZED SIGNATURE X	DATE RELEASED
SECOND LIEN INTEREST IN DESCRIBED VEHICLE/VESSEL IS HEREBY RELEASED	
NAME	
AUTHORIZED SIGNATURE X	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.

IN WITNESS WHEREOF,
 I have affixed my hand.

Michael R. Dwyer

COMMISSIONER OF MOTOR VEHICLES

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



*Sent original to Toy Rogers, Key Bank 11/2/18
 Released by Key, lost by atty, see replacement*

VOID IF ALTERED

THIS TITLE CONTAINS A WATERMARK

THIS TITLE CONTAINS A WATERMARK



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

↓ KEEP IN VEHICLE ↓ KEEP IN VEHICLE ↓ KEEP IN VEHICLE

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

PLATE NUMBER AJ72038	PLATE CLASS TRAILER	EXP. DATE 07/16/2021	VEHICLE IDENTIFICATION NUMBER 57J4533C3J3575107	YR 18	MAKE FONTA	MODEL TL			
VEHICLE TYPE TRAILER	REGISTERED USAGE HEAVY DUTY	LIGHT WT 20,260	GVWR 120,000	DECLARED WT 120,000	STAND	SEAT	AXLES 3	COLOR BLACK	STYLE TL
HAZ MAT? N	TITLE Y	EMISSIONS DUE	TOTAL FEE \$326.00	PLATE TYPE COMMERCIAL TRAILER	TOWN 148	TAX TOWN WALLINGFORD	DMV WEBSITE 05/17/2020		
OWNER(S): UNITED CONCRETE PRODUCTIONS INC						COMMISSIONER OF MOTOR VEHICLES			

RENEWAL
HEAVY DUTY HIGHWAY PERMIT REQUIRED per
CGS 14-24

Subongile Magubane



↑ KEEP IN VEHICLE ↑ KEEP IN VEHICLE ↑ KEEP 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

DMV USE ONLY - TEMPORARY PLATE NUMBER
DMV USE ONLY - PERMANENT PLATE NUMBER

- INSTRUCTIONS:**
(1) Please print using a black or blue pen.
(2) Fill out the applicable sections of this form.
(3) Use the DMV website to check for all documents required to complete your transaction and for any outstanding compliance issues.

1 OWNER SECTION (APPLICANT)	OWNER'S (APPLICANT'S) NAME (Last, First, Middle Initial) UNITED CONCRETE PRODUCTS, INC.			OWNER'S BIRTHDATE
	OWNER'S LICENSE OR ID NUMBER	STATE WHERE ISSUED	SECRETARY OF STATE NO. (If Applicable)	PHONE NUMBER (Optional)
IF CO-OWNERSHIP (Check one)				
<input type="checkbox"/> JOINT/OR - Requires ONE signature to transfer ownership	CO-OWNER'S (CO-APPLICANT'S) NAME (Last, First, Middle Initial)			CO-OWNER'S BIRTHDATE
<input type="checkbox"/> COMMON/AND - Requires ALL signatures to transfer ownership	CO-OWNER'S LICENSE OR ID 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) (Zip Code)
173 CHURCH STREET YALESVILLE CT 06492

CT RESIDENT? YES NO
 RESIDENT ADDRESS (If Different from Mailing Address - PO Box is NOT acceptable. Please include Apartment No. if applicable)

CHECK BOX IF RESIDENT ADDRESS IS WHERE IF DIFFERENT FROM RESIDENT ADDRESS, INDICATE HERE (Number and Street, Apartment No.) (City or Town) (State) (Zip Code)
 VEHICLE MOST FREQUENTLY LEAVES FROM, RETURNS TO, OR REMAINS (For Property Tax)

2 VEHICLE INFORMATION	VEHICLE I.D. NUMBER	YEAR	MAKE	MODEL NAME OR NO.	BODY STYLE (4-Dr. Sedan, etc.)
	57J4533C3J3575107	2018	FONTAINE	TL	FB
FUEL TYPE (Gas, Diesel, etc.)	CYLINDERS or CC's	NO. OF WHEELS	COLOR(S) (Maximum of Two)	ODDOMETER READING (Mileage)	NEW OR USED? <input checked="" type="checkbox"/> NEW <input type="checkbox"/> USED
	12				<input checked="" type="checkbox"/> If Commercial Use, Combination Use of Bikes, or Truck Complete Section 14-110

3 SELLER'S INFORMATION	NAME OF SELLER(S) (If 2 owners, include both names)	DATE VEHICLE SOLD (Purchased)	SELLING PRICE
	JOSEPH EQUIPMENT CO	6/14/18	\$51,500
SELLER'S ADDRESS (Number and Street) (City or Town) (State) (Zip Code)			
300 GAY STREET MANCHESTER NH 03103			

4 SECURITY INTEREST - Loan or Lien Information	NAME OF LIEN-HOLDER	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

5 TAX EXEMPTION	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.	
	CODE NO. FROM BACK OF FORM	IF CODE #3, LIST TOTAL SALES TAX PAID TO OTHER JURISDICTION \$
5G	COMMERCIAL TRUCK OVER 26,000 LBS	

6 OWNER SIGNATURE(S)	The undersigned certifies that there are no liens on this vehicle except those specified above. The insurance required by Connecticut law is in effect and will be maintained during this registration period. All property taxes due any CT Taxing Authority for any vehicle previously registered in my/our name(s) have been paid. If other than Passenger registration this vehicle is registered in 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 the intent to mislead the Commissioner, I will be subject to prosecution under the above-cited laws.		
	OWNER'S SIGNATURE X	DATE SIGNED 7/3/18	CO-OWNER'S SIGNATURE X

ADDENDUM - If Additional information is needed for your transaction, please complete the applicable sections below

7 LEASED VEHICLE INFORMATION	NAME OF LESSEE (Person to whom or company to which vehicle is leased)	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

8 OTHER THAN A PASSENGER STYLE MOTOR VEHICLE	LIGHT WEIGHT (Wt. empty)	GROSS WEIGHT (Declared Weight) (Light wt. + max load)	MANUFACTURER'S GROSS VEHICLE WEIGHT RATING
	20,260	120,000	120,000
COMPLETE FOR APPLICABLE VEHICLES (Buses, Trucks)	NO. AXLES	SEAT CAPACITY	NO. STANDEES
	3		
		CARRY SCHOOL CHILDREN? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	COM. CARRIER-US DOT NO. (If assigned)
			244197
TRAILERS - Rear lights required. Brakes required if 3,000 lbs. or more GVWR. Length of vehicle & trailer combined must be in accordance with CGS 14-262.		INTERSTATE COMMERCE? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	HAZARDOUS MATERIAL? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
			USED FOR THE TRANSPORTATION OF A VESSEL (BOAT)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

9 DEALER TRANSACTION	VEHICLE I.D. NUMBER OF TRADED-IN VEHICLE	YEAR	MAKE	MODEL
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 & 53a-157b of the Connecticut General Statutes.

CONNECTICUT DEALER LICENSE NUMBER	DEALER SIGNATURE (Authorized Representative)	DATE SIGNED
X		

STATE OF MAINE

VEHICLE ID NUMBER	YEAR	MAKE	MODEL	BODY	TITLE NUMBER
57J4533C3J3575107	2018	FONA	TL	FB	14751697
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 LIENHOLDER	12/01/2017 BB & T COMMERCIAL EQUIPMENT CAPITAL CORP 2 GREAT VALLEY PKWY STE 300 MALVERN, PA 19355	FIRST RELEASE	Interest in this vehicle is released by: Signature Ops Mgr. 6/27/18 Title Date
SECOND LIENHOLDER		SECOND RELEASE	Interest in this vehicle is released by: Signature Title Date
THIRD LIENHOLDER		THIRD RELEASE	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

L14127023

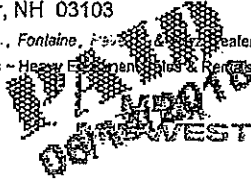
VOID IF ALTERED



Joseph Equipment Company

300 Gay Street ~ Manchester, NH 03103

Factory Authorized Dealer for *Fontaine, Fontaine, Fontaine* & *Fontaine*
Dealer for New & Used Trucks - Trailers - Heavy Equipment Sales & Rentals



SOLD TO
UNITED CONCRETE 173 CHURCH ST YALESVILLE, CT 06492

DATE	INVOICE #
6/14/2018	14865

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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.

Total

Payments/Credits

Balance Due

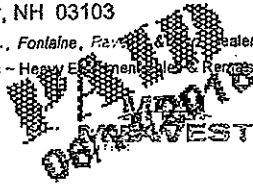


Joseph Equipment Company



300 Gay Street ~ Manchester, NH 03103

Factory Authorized Fontaine Sales, Fontaine, Rayco & Dealer
Dealer for New & Used Trucks ~ Trailers ~ Heavy Equipment ~ Terex



SOLD TO
UNITED CONCRETE 173 CHURCH ST YALESVILLE, CT 06492

DATE	INVOICE #
6/14/2018	14865

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

MOTOR VEHICLE RECORD
TOWN OF WALLINGFORD

GENERAL DATA:

Unique ID: 89215 List Num: 89215 Assessment Year: 2020 Last Changed: 12/14/2020

DATE: 02/17/2021

OWNER'S ADDRESS

Name: UNITED CONCRETE PRODUCTS INC
Care Of:
Street 1: 173 CHURCH ST
City: WALLINGFORD
State: CT Zip: 06492-2267

CA= No

Record Status: ACTIVE
Last Changed: 12/14/2020
Date of Birth
Registration # AJ72038
District:

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	CL	VIN-ID	STYLE	COLOR	2nd COLOR
2018	FONTA	TL	10	57J4533C3J3575107	TRAILER	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

MOTOR VEHICLE RECORD
TOWN OF WALLINGFORD

GENERAL DATA:

Unique ID: 89215 List Num: 89215 Assessment Year: 2020 DATE: 02/22/2021
Last Changed: 12/14/2020

OWNER'S ADDRESS

Name: UNITED CONCRETE PRODUCTS INC
Care Of: Record Status: ACTIVE
Street 1: 173 CHURCH ST CA= No Last Changed: 12/14/2020
City: WALLINGFORD Date of Birth
State: CT Zip: 06492-2267 Registration # AJ72038
District:

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	CL	VIN-ID	STYLE	COLOR	2nd COLOR
2018	FONTA	TL	10	57J4533C3J3575107	TRAILER	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



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

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.

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

LIST NUMBER	LC	DIST	ON GRAND LIST
2019 MV 0023046			OCTOBER 1, 2019
MILL RATE	GROSS ASSIGNMENT	EXEMPTION	NET ASSIGNMENT
29.1900	202,070	0	202,070

TOTAL TAX DUE
July 1, 2020
\$5,898.40

8/5 1/19

DELINQUENT AFTER OCT 1, 2020

T14 P4413 *****SCH 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. ***

BILL #	YEAR	MAKE	MODEL	VIN #	CC	REG #	COC #	VALUE	EXEMPT	TAX DUE
0090460	2018	FONTA	TL	57J4533C5J3575108	10	AJ72035		38810	0	1,132.86
0090459	2018	FONTA	TL	57J4533C4J3575102	10	AJ72034		38810	0	1,132.86
0090462	2018	FONTA	TL	57J4533C1J3575106	10	AJ72037		38810	0	1,132.86
0090463	2018	FONTA	TL	57J4533C3J3575107	10	AJ72038		38810	0	1,132.86
0090461	2018	FONTA	TL	57J4533C7J3575109	10	AJ72036		38810	0	1,132.86
0090464	2003	TRANS		1TTF4820931070237	10	V92519		8020	0	234.10

TOTAL 202070 0 5,898.40

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

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.

146

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

95:01 MW 07 NOV 20
2 NOV 20 AM 10:36
MFD ASSESSOR

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 on this form does not allow you to answer a question completely, attach an additional sheet(s) that includes the name of vehicle owner, 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.

DENIED

SECTION I - VEHICLE OWNER / USE

Name of vehicle owner(s) or registrant (if different) UNITED CONCRETE PRODUCTS INC		Address (number and street) 173 CHURCH ST		Town WALLINGFORD	State CT	Zip Code 06492
Person completing this form, if other than owner/registrant CHERYL K GARR		Relationship CONTROLLER	Tel. No. 203-269-3119	Is the vehicle(s) listed below used by a "For Hire Motor Carrier"? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
If No, describe vehicle user's business: TRANSPORTATION of concrete products		Is the vehicle(s) listed below leased or rented? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Name of lessee and/or sub-lessee, (i.e., and user)		
Lessee/sub-lessee address (number and street)		Town	State	Zip Code	Tel. No.	
Is the vehicle(s) listed below used exclusively for transporting freight for hire? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		If Yes, describe freight transported				

SECTION II - TRUCK / TRUCK TRACTOR

Vehicle Identification Number (VIN)		Date Acquired	Purchase Price \$		GWR
Date Registered	Vehicle Registration (Plate) No.	Year	Make	Model	Body style
Sleeper cab Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Engine Size	Engine Type	No. of axles	Fuel Type	
Modified prior to 10/1? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If Yes, describe modification(s) made and enter cost of modification(s) excluding sales tax.				

SECTION III - TRAILER / SEMITRAILER

Vehicle Identification Number (VIN) 37J4533C3J3575107		Date Acquired 6/14/2018	Purchase Price \$ 51,500.00		GWR 120,000
Date Registered 7/18/2018	Vehicle Registration (Plate) No. AJ 72038	Year 2018	Make Fontaine	Model TL	
Body style TL	Open <input checked="" type="checkbox"/> Enclosed <input type="checkbox"/>	Refrigeration Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Length 48 FT	No. of axles 3	
Modified prior to 10/1? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	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 my knowledge, remembrance and belief and that the vehicle listed above, together with any attachments thereto, is eligible for a property tax exemption pursuant to CGS §12-81(74).

Signature

Date Signed

10/30/2020

For Assessor's Use Only

Supplemental List	Cost of Vehicle	Modification Cost	Total Cost	X %	Prorated Cost	Depr. Cost	Assessment
Truck/truck tractor							
Trailer/semi-trailer							
TOTAL							
Regular List	Cost of Vehicle	Modification Cost	Total Cost	X %	Depr. Cost	Assessment	
Truck/truck tractor							
Trailer/semi-trailer							
TOTAL							
Exemption approved Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Regular List <input type="checkbox"/> Supplemental List <input type="checkbox"/>		by: JF			

CERTIFICATE OF TITLE



STATE OF CONNECTICUT
DEPARTMENT OF MOTOR VEHICLES

VEHICLE/HULL IDENTIFICATION NUMBER (VIN/HIN) 57J4533C3J3575107	TITLE NUMBER AA2099248	DATE OF ISSUE 07/18/2018	PRIOR TITLE NUMBER 14751697	PRIOR STATE ME				
PURCHASED 06/14/2018	YEAR 2018	MAKE FONTA	MODEL TL	BODY STYLE TL	CYL 00	NEW/USED USED	ODOMETER 000000	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

SECOND LIENHOLDER

DATE OF LIEN

RELEASE OF LIENS	
FIRST LIEN INTEREST IN DESCRIBED VEHICLE/VESSEL IS HEREBY RELEASED	
NAME	
AUTHORIZED SIGNATURE X	DATE RELEASED
SECOND LIEN INTEREST IN DESCRIBED VEHICLE/VESSEL IS HEREBY RELEASED	
NAME	
AUTHORIZED SIGNATURE X	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.

IN WITNESS WHEREOF,

I have affixed my hand.

COMMISSIONER OF MOTOR VEHICLES

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



*Sent original to Joy Rogers, Key Bank 11/2/18
 Released by Key, lost by atty, see replacement*

VOID IF ALTERED

THIS TITLE CONTAINS A WATERMARK

THIS TITLE CONTAINS A WATERMARK



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

↓ KEEP IN VEHICLE ↓ KEEP IN VEHICLE ↓ KEEP IN VEHICLE

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							
PLATE NUMBER AJ72038	PLATE CLASS TRAILER	EXP. DATE 07/16/2021	VEHICLE IDENTIFICATION NUMBER 57J4533C3J3575107	YR 18	MAKE FONTA	MODEL TL			
VEHICLE TYPE TRAILER	REGISTERED USAGE HEAVY DUTY	LIGHT WT 20,260	GVWR 120,000	DECLARED WT 120,000	STAND	SEAT	AXLES 3	COLOR BLACK	STYLE TL
HAZ MAT? N	TITLE Y	EMISSIONS DUE	TOTAL FEE \$326.00	PLATE TYPE COMMERCIAL TRAILER	TOWN 148	TAX TOWN WALLINGFORD	DMV WEBSITE 06/17/2020		
OWNER(S): UNITED CONCRETE PRODUCTIONS INC						COMMISSIONER OF MOTOR VEHICLES			

Subongie Magubane
RENEWAL
HEAVY DUTY HIGHWAY PERMIT REQUIRED per
CGS 14-24



↑ KEEP IN VEHICLE ↑ KEEP IN VEHICLE ↑ KEEP 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

DMV USE ONLY - TEMPORARY PLATE NUMBER
DMV USE ONLY - PERMANENT PLATE NUMBER

- INSTRUCTIONS:**
 (1) Please print using a black or blue pen.
 (2) Fill out the applicable sections of this form.
 (3) Use the DMV website to check for all documents required to complete your transaction and for any outstanding compliance issues.

1 OWNER SECTION (APPLICANT)	OWNER'S (APPLICANT'S) NAME (Last, First, Middle Initial) UNITED CONCRETE PRODUCTS, INC.			OWNER'S BIRTHDATE
	OWNER'S LICENSE OR ID NUMBER	STATE WHERE ISSUED	SECRETARY OF STATE NO. (If Applicable)	PHONE NUMBER (Optional)
IF CO-OWNERSHIP (Check one)				
<input type="checkbox"/> JOINT/OR - Requires ONE signature to transfer ownership	CO-OWNER'S (CO-APPLICANT'S) NAME (Last, First, Middle Initial)			CO-OWNER'S BIRTHDATE
<input type="checkbox"/> COMMON/AND - Requires ALL signatures to transfer ownership	CO-OWNER'S LICENSE OR ID 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) (Zip Code)
173 CHURCH STREET YALESVILLE CT 06492

CT RESIDENT? YES NO
 RESIDENT ADDRESS (If Different from Mailing Address - PO Box is NOT acceptable. Please include Apartment No. if applicable)

CHECK BOX IF RESIDENT ADDRESS IS WHERE IF DIFFERENT FROM RESIDENT ADDRESS, INDICATE HERE (Number and Street, Apartment No.) (City or Town) (State) (Zip Code)
 VEHICLE MOST FREQUENTLY LEAVES FROM, RETURNS TO, OR REMAINS (For Property Tax)

2 VEHICLE INFORMATION	VEHICLE I.D. NUMBER	YEAR	MAKE	MODEL NAME OR NO.	BODY STYLE (4-Dr. Sedan, etc.)
	57J4533C3J3575107	2018	FONTAINE	TL	FB
FUEL TYPE (Gas, Diesel, etc.)	CYLINDERS or CC's	NO. OF WHEELS	COLOR(S) (Maximum of Two)	ODOMETER READING (Mileage)	NEW OR USED? <input checked="" type="checkbox"/> NEW <input type="checkbox"/> USED
		12			<small>(If Commercial Use, Combination Use or Pick-Up Truck Complete Section 8)</small>

3 SELLER'S INFORMATION	NAME OF SELLER(S) (If 2 owners, include both names)	DATE VEHICLE SOLD (Purchased)	SELLING PRICE
	JOSEPH EQUIPMENT CO	6/14/18	\$51,500
SELLER'S ADDRESS (Number and Street) (City or Town) (State) (Zip Code)			
300 GAY STREET MANCHESTER NH 03103			

4 SECURITY INTEREST - Loan or Lien Information	NAME OF LIEN-HOLDER	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

5 TAX EXEMPTION	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.	
	CODE NO. FROM BACK OF FORM 5G	EXEMPTION INFORMATION (If leased vehicle lessor tax number if applicable) COMMERCIAL TRUCK OVER 26,000 LBS
		IF CODE #3, LIST TOTAL SALES TAX PAID TO OTHER JURISDICTION \$

6 OWNER SIGNATURE(S)	The undersigned certifies that there are no liens on this vehicle except those specified above. The insurance required by Connecticut law is in effect and will be maintained during this registration period. All property taxes due any CT Taxing Authority for any vehicle previously registered in my/our name(s) have been paid. If other than Passenger registration this vehicle is registered in 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 the intent to mislead the Commissioner, I will be subject to prosecution under the above-cited laws.		
	OWNER'S SIGNATURE X	DATE SIGNED 7/3/18	CO-OWNER'S SIGNATURE X

ADDENDUM - If Additional Information is needed for your transaction, please complete the applicable sections below

7 LEASED VEHICLE INFORMATION	NAME OF LESSEE (Person to whom or company to which vehicle is leased)	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

8 OTHER THAN A PASSENGER STYLE MOTOR VEHICLE	LIGHT WEIGHT (Wt. empty)	GROSS WEIGHT (Declared Weight) (Light wt. + max load)	MANUFACTURER'S GROSS VEHICLE WEIGHT RATING
	20,260	120,000	120,000
COMPLETE FOR APPLICABLE VEHICLES (Buses, Trucks)		NO. AXLES	SEAT CAPACITY
		3	
		NO. STANDEES	CARRY SCHOOL CHILDREN?
			<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
		COM. CARRIER-US DOT NO. (If assigned) 244197	

TRAILERS - Rear lights required. Brakes required if 3,000 lbs. or more GVWR. Length of vehicle & trailer combined must be in accordance with CGS 14-262.	INTERSTATE COMMERCE? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	HAZARDOUS MATERIAL? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	USED FOR THE TRANSPORTATION OF A VESSEL (BOAT)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
--	--	---	---

9 DEALER TRANSACTION	VEHICLE I.D. NUMBER OF TRADED-IN VEHICLE	YEAR	MAKE	MODEL
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 & 53a-157b of the Connecticut General Statutes.

CONNECTICUT DEALER LICENSE NUMBER	DEALER SIGNATURE (Authorized Representative)	DATE SIGNED
	X	

STATE OF MAINE

VEHICLE ID NUMBER	YEAR	MAKE	MODEL	BODY	TITLE NUMBER
57J4533C3J3575107	2018	FONA	TL	FB	14751697
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 LIENHOLDER	12/01/2017 BB & T COMMERCIAL EQUIPMENT CAPITAL CORP 2 GREAT VALLEY PKWY STE 300 MALVERN, PA 19355
SECOND LIENHOLDER	
THIRD LIENHOLDER	

FIRST RELEASE	Interest in this vehicle is released by: Signature Title Date Ops Mgr. 6/27/18
SECOND RELEASE	Interest in this vehicle is released by: Signature Title Date
THIRD RELEASE	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

L14127023

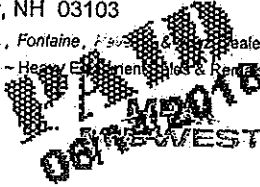
VOID IF ALTERED



Joseph Equipment Company

300 Gay Street ~ Manchester, NH 03103

Factory Authorized Fontaine Dealer, Fontaine, Fibus & ... Dealer
Dealer for New & Used Trucks ~ Trailers ~ Heavy Equipment Sales & Parts



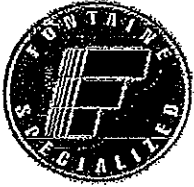
SOLD TO
UNITED CONCRETE 173 CHURCH ST YALESVILLE, CT 06492

DATE	INVOICE #
6/14/2018	14865

TERMS

DESCRIPTION	QTY	RATE	AMOUNT
NT19357 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C4J3575102	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.	Total
Payments/Credits	
Balance Due	

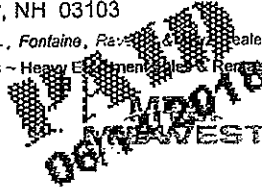


Joseph Equipment Company



300 Gay Street ~ Manchester, NH 03103

Factory Authorized Fontaine Equipment, Fontaine, Ravenna & ... Dealer
Dealer for New & Used Trucks ~ Trailers ~ Heavy Equipment ~ Pallets & Rentals



SOLD TO
UNITED CONCRETE 173 CHURCH ST YALESVILLE, CT 06492

DATE	INVOICE #
6/14/2018	14865

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

PHONE (603) 641-8608 ~ FAX (603) 666-3716

Page 2
www.josephequipment.com ~ josephequipment@aol.com



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

WLF D ASSESSOR
18 FEB '21 AM 9:33

Hearing No. 2020-068 APPLICATION

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

HEARING DATE:

Property Owner: Renee Seaton
Name of property Owner: same
Mailing Address: 770 S. MAIN
City, State, Zip: Wallingford CT 06492
Phone: 203 415 7143

Appellant (if other than owner):
Name of Owner's Agent
Mailing Address
City, State, Zip
Phone

Appellant's Capacity: 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 Make /Model: Plate# Mileage

Real Estate: 476 South MAIN ST, Wallingford CT
(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? \$200,000? Not 235,000!!

Briefly state the basis of the Appeal: Dated 50's ranch. None of the houses around me have sold for over 200,000? I did not agree with the LAST assessment and increase but missed the deadline, I don't agree with yet a further increase, houses have sold for 180,000 range. ALSO have made min. Improvements.

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 Owner(s) or Agent: [Signature] Date: 2/18/21

Print Name

Motion:

Voting Record Initials

Thomas Vitali

Carl Bonamico

Robert Avery

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT	
SCATTON RENEE	2 Above Street	2 Public Water	1 Paved	2 Suburban	RES LAND DWELLING	Code 1-1	Appraised 124,600	Assessed 87,200	6148	WALLINGFORD, CT	
476 SOUTH MAIN ST						Code 1-3	Appraised 111,100	Assessed 77,800			
WALLINGFORD CT 06492											
SUPPLEMENTAL DATA Alt Prcl ID 065001098 Census: 1753 Old MBLU TC MAP # 268 TC MAP # Record Lot GIS ID 7757 Assoc Pld#											
P/Z MAP # ENG MAP Easement Town Line IND PARK											

RECORD OF OWNERSHIP							PREVIOUS ASSESSMENTS (HISTORY)								
BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
SCATTON RENEE	1144 0279	02-25-2004	Q	1	190,000	00	2021	1-1	87,200	2020	1-1	93,900	2019	1-1	93,900
PIKOR DAVID J	0644 0646	09-14-1988			0		1-3	77,800		1-3	64,800		1-3	64,800	
Total							Total								
165000							235,700								
							165,000								
Total							Total								
158700															

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
			0.00				
Total				0.00			

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	Tracing	Batch
100	B		

NOTES	
1ST=3BED,1B,K,LR	

BUILDING PERMIT RECORD								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

LAND LINE VALUATION SECTION											
B	Use Code	Description	Zone	Land Typ	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj
1	1010	Single Family	R11		12.693	SF	7.73	1.00000	5	1.00	1.270
Total Card Land Units 0.291 AC											
Parcel Total Land Area 0.2914											

VISIT / CHANGE HISTORY											
Date	Id	Type	Is	Cd	Purpose/Result						
06-17-2020	OM	03			07 Measur/Info at Door						
09-09-2015	V				29 Field Review						
08-02-2010	SR				29 Field Review						
05-24-2010	V				10 Letter Sent - No Response						
03-01-2010	DW	03			08 Meas/Int Refusal-No Info G						
02-11-2010	KC	06		7	19 Map Correction-No Value						
10-19-2001	AH				15 O.C./Mailier						

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	Appraised Xr (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)
111,100	0	0	124,600
Special Land Value			
Total Appraised Parcel Value			
235,700			
Valuation Method			
C			



2020-068



Town of Wallingford, Connecticut

Ian 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: 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



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. 2020-026 APPLICATION

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

HEARING DATE: _____

Property Owner: Joe + Tammy Raccio
Name of property Owner: 123 Chimney Hill Rd
Mailing Address: Wallingford CT 06492
City, State, Zip: 203 641-4709
Phone:
Appellant (if other than owner):
Name of Owner's Agent:
Mailing Address:
City, State, Zip:
Phone:

Appellant's Capacity: Owner o Owner's Agent
(If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.)

Tammy Raccio Applicant name and date
Tammy Raccio Applicant signature

Fill out only the section for the property type under appeal.

Motor Vehicle: Year _____ Make /Model: _____ Plate# _____ Mileage _____
Real Estate: 123 Chimney Hill Road 131/121
(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? : \$ 500,000

Briefly state the basis of the Appeal: Licensed Appraisal
(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 Owner(s) or Agent: (Must be signed in the presence of the Board) Date:

Print Name

Motion: _____

Table with 2 columns: Voting Record, Initials. Rows for Thomas Vitali, Carl Bonamico, Robert Avery.

Vertical stamp or text on the right margin.

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT	
RACCIO JOSEPHA III & TAMMY		2 Above Street	2 Public Water	1 Paved	2 Suburban	Description	Assessed
123 CHIMNEY HILL RD		SUPPLEMENTAL DATA			P/Z MAP #	RES LAND	82,200
YALESVILLE CT 06492		Alt Pld ID	081001013C	ENG MAP	918	RES EXCES	9,400
Record Lot		Census:	1757	Easement		DWELLING	274,700
GIS ID 9973		Old MBLU		Town Line			
		TC MAP #		IND PARK			
		Record Lot					
		Assoc Pld#					

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	W/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
Year	Code	Amount	Description	Code	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		0906	0293	Q		190,000	U	2021	1-1	82,200	2020	1-1	99,300
		0869	0407			188,000			1-2	9,400		1-2	12,500
		0863	0823			0			1-3	274,700		1-3	210,700
		0484	0619			0			1-4			1-4	26,200
Total		0.00						Total		366,300	Total		366,300

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Description	Amount	Comm Int
Total		0.00	

ASSESSING NEIGHBORHOOD	
Nbhd	Batch
65	B

NOTES
 LNT = NV
 1ST= FR, K, DR, LR, 1 BD, 1.5 BTH
 2ND = 3BD, 2 BTH, OFFICE
 FBW=-1 B, REC, OTH
 VAR # 98-80
 2ND FLADN COMPL = 2011 GL

BUILDING PERMIT RECORD				VISIT / CHANGE HISTORY			
Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments
22577-CA	10-06-2010	CA	C - Approval	50,400	100	10-07-2011	CAFOR BP # 22577, PP # 65
16600	04-04-2008	AD	Addition	18,000	100	10-07-2011	2ND STORY ADD/3 BDR, 2 B
	06-06-2003	RS	Residential		100	03-15-2005	30X30 GARAGE

LAND LINE VALUATION SECTION				VISIT / CHANGE HISTORY			
B Use Code	Description	Zone	Land Units	Unit Price	Size Adj	Site Index	Cond.
1	1010 Single Family	RU40	43,560 SF	2,66	1,00000	5	1,00
1	1010 Single Family	RU40	1,520 AC	8,000	1,00000	0	1,00
Total Card Land Units			2,520 AC	Parcel Total Land Area		2,5200	

APPRaised VALUE SUMMARY		APPRaised VALUE SUMMARY	
Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)
348,500	0	43,800	130,800
0	0	523,100	0
Total Appraised Parcel Value		523,100	

LAND LINE VALUATION SECTION		VISIT / CHANGE HISTORY	
Permit Id	Issue Date	Type	Description
22577-CA	10-06-2010	CA	C - Approval
16600	04-04-2008	AD	Addition
	06-06-2003	RS	Residential

Uniform Residential Appraisal Report

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 123 Chimney Hill Rd City Wallingford State CT Zip Code 06492
 Borrower Joseph & Tammy Raccio Owner of Public Record Joseph A III & Tammy Raccio County New Haven

Legal Description Volume 0906 Page 0293
 Assessor's Parcel # 13/12 Tax Year 2020 R.E. Taxes \$ 10,179
 Neighborhood Name Wallingford Map Reference 35300 Census Tract 1757.00

Occupant Owner Tenant Vacant Special Assessments \$ 0 PUD HOA \$ 0 per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)

Assignment Type Purchase Transaction Refinance Transaction Other (describe)
 Lender/Client U.S. Bank, N.A. Address 200 South 6th Street, Minneapolis, MN 55402

Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s) Yes No
 CTMLS

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$ Date of Contract Is the property seller the owner of public record? Yes No Data Source(s)
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 If Yes, report the total dollar amount and describe the items to be paid.

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics	One-Unit Housing Trends	Price	AGE	Present Land Use %
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit 90 %
Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit 0 %
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	150	Low	0
Neighborhood Boundaries		700	High	175
North: Meriden Town Line, East: Durham Town Line, South: Hamden Town Line, West: Cheshire Town Line.		300	Pred.	60
Neighborhood Description		Other %		

It appears to receive average to good market acceptance. All employment centers, schools and shopping facilities are within typical, market expected proximity. There is no apparent and measurable evidence of adverse locational factors which might adversely affect marketing or value.

Market Conditions (including support for the above conclusions)
 Marketing time of 1-90 days if priced property. Most listings sell at 90-100% of the asking price. Financing concessions, loan discounts, and interest buydowns do exist in some instances but are not prevalent.

Dimensions 150 x 320 x 486 x 156 x 798 Area 2.52 ac Shape Rectangular View N;Res;Res
 Specific Zoning Classification Residential RU40 Zoning Description 40,000 minimum sft
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe.
 The appraiser considered all four tests for highest and best use: legally permissible, physically possible, financially feasible and most profitable.

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements-Type	Public	Private
Electricity	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	Street	Asphalt	<input checked="" type="checkbox"/>
Gas	<input type="checkbox"/>	None		<input checked="" type="checkbox"/>	Alley	None	<input type="checkbox"/>

FEMA Special Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 09009C0164J FEMA Map Date 05/16/2017
 Are the utilities and off-site improvements typical for the market area? Yes No If No, describe.
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe.
 The subject is set back on a thru road and street traffic will not have an adverse effect on value and marketability. Well water and septic is typical to this area and will not have an adverse effect on value or marketability. After research at Wallingford Zoning Department, there is no public water or sewer available to this section of the subjects street.

General Description	Foundation	Exterior Description	Materials/Condition	Interior	Materials/Condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	Foundation Walls	Concrete/Avg	Floors	Cpts/Tile/Hd/Avg
# of Stories 2	<input type="checkbox"/> Full Basement <input checked="" type="checkbox"/> Partial Basement	Exterior Walls	Vinyl/Avg	Walls	Drywall/Avg
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Alt. <input type="checkbox"/> S-Det/End Unit	Basement Area 1,092 sq. ft.	Roof Surface	Asphalt/Avg	Trim/Finish	Wood/Avg
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 92 %	Gutters & Downspouts	Aluminum/Avg	Bath Floor	Tile/Avg
Design (Style) Colonial	<input checked="" type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Double Hung/Avg	Bath Wainscot	Fbgls/Tile/Avg
Year Built 1977	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	Yes/Avg	Car Storage	None
Effective Age (Yrs) 15	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Yes/Avg	<input checked="" type="checkbox"/> Driveway # of Cars	2
Attic <input type="checkbox"/> None	Heating <input type="checkbox"/> FWA <input checked="" type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	Woodstove(s) # 0	Driveway Surface	Asphalt
<input checked="" type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other <input type="checkbox"/> Fuel Oil	<input checked="" type="checkbox"/> Fireplace(s) # 2	<input type="checkbox"/> Fence None	<input checked="" type="checkbox"/> Garage # of Cars	4
<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck <input type="checkbox"/> Patio	<input checked="" type="checkbox"/> Porch Enclosed	<input type="checkbox"/> Carport # of Cars	0
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Pool in ground <input type="checkbox"/> Other None		<input checked="" type="checkbox"/> Alt. <input checked="" type="checkbox"/> Det <input type="checkbox"/> Built-in	

Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe)
 Finished area above grade contains: 9 Rooms 5 Bedrooms 3.0 Bath(s) 2,944 Square Feet of Gross Living Area Above Grade
 Additional features (special energy efficient items, etc.)
 Additional features include patio, enclosed porch, fireplaces, in ground pool, central air, and finished basement with full bath.
 Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.)
 C3;Kitchen-updated-timeframe unknown;Bathrooms-updated-timeframe unknown;See attached addenda.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe

Uniform Residential Appraisal Report

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

FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Address	123 Chimney Hill Rd Wallingford, CT 06492	8 Platt Dr Wallingford, CT 06492	18 Buttonwood Cir Wallingford, CT 06492	22 School House Rd Wallingford, CT 06492
Proximity to Subject		0.12 miles W	0.28 miles S	3.07 miles SW
Sale Price	\$	\$ 470,000	\$ 487,000	\$ 524,000
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 158.68 sq.ft.	\$ 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 + (-) \$ Adjustment	DESCRIPTION + (-) \$ Adjustment
Sale or Financing Concessions		ArmLth Conv:0	ArmLth Conv:0	ArmLth Conv:0
Date of Sale/Time		s09/20;c09/20	s09/20;c09/20	s10/20;c07/20
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	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)	DT2;Colonial	DT2;Colonial	DT2;Colonial	DT2;Colonial
Quality of Construction	Q3	Q3	Q3	Q3
Actual Age	43	19 0	34 0	14 0
Condition	C3	C3	C2 -24,300	C2 -26,200
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths
Room Count	9 5 3.0	8 4 2.1 +4,000	8 4 2.1 +4,000	9 6 4.1 -12,000
Gross Living Area	2,944 sq.ft.	2,962 sq.ft. 0	2,522 sq.ft. +10,500	3,004 sq.ft. 0
Basement & Finished Rooms Below Grade	1092sf1000sfwu 1r0br1.0ba1o	1531sf204sfwu 1r0br0.0ba0o +5,000	1378sf450sfwu 1r0br0.0ba0o +5,000	1574sf522sfwu 1r0br0.0ba1o +5,000
Functional Utility	Average	Average	Average	Average
Heating/Cooling	Hwb/Cair	Fha/Cair 0	Hwb/Cair 0	Hwb/Cair 0
Energy Efficient Items	None	None	None	None
Garage/Carport	2ga2gd2dw	2ga2gdw +10,000	2ga2dw +10,000	3ga3dw +5,000
Porch/Patio/Deck	Patio/Porch	Deck/Patio 0	Deck/Patio/Prch 0	Deck 0
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	None	None	None	None
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 25,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 11,200	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -23,200
Adjusted Sale Price of Comparables		Net Adj. 5.3 % Gross Adj. 5.3 % \$ 495,000	Net Adj. 2.3 % Gross Adj. 12.3 % \$ 498,200	Net Adj. 4.4 % Gross Adj. 10.9 % \$ 500,800

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.

Data source(s) 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				
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 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. subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the 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.

Uniform Residential Appraisal Report

Comment on Subjects Addition:

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 has been completed in a professional workmanlike manner. The Gla on the field card is correct.

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COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

Land value was extracted from the market.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$	125,000
Source of cost data File/Local Builder	Dwelling 2,944	Sq. Ft. @ \$ 100.00	= \$ 294,400
Quality rating from cost service Avg Effective date of cost data Current	Basement 1,092	Sq. Ft. @ \$ 30.00	= \$ 32,760
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Additional features		= \$ 50,000
The "age life" method was utilized in estimating accrued depreciation. Land value in excess of 30% is common for the area and will not have an adverse affect on value or marketability.	Garage/Carport 1,920	Sq. Ft. @ \$ 30.00	= \$ 57,600
	Total Estimate of Cost-New		= \$ 434,760
	Less Physical Functional External		
	Depreciation 65,214		= \$ (65,214)
	Depreciated Cost of Improvements		= \$ 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	= \$	504,546

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ 0 Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data source(s)

Was the project created by the conversion of existing building(s) into a PUD? Yes No If Yes, date of conversion

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.

Are the common elements leased to or by the Homeowners' Association? Yes No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities

Uniform Residential Appraisal Report

2300679898

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 condominium or cooperative project.

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 report, such as those required by law or those related to the appraiser's continuing education or membership in an 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 appraiser's judgment.

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.

Uniform Residential Appraisal Report

2300679898

2300679898

File # USB-201209-01396-1

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.
7. 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.
11. 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.

Uniform Residential Appraisal Report

2300679898
2300679898
File # USB-201209-01396-1

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 similar state laws.

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.
3. 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

Signature 
 Name Pat Cerino
 Company Name PC Appraisal Services
 Company Address 40 NE Industrial Road
Branford, CT 06405
 Telephone Number 203-483-7474
 Email Address pcappraisal@rcn.com
 Date of Signature and Report 12/18/2020
 Effective Date of Appraisal 12/15/2020
 State Certification # RCR.0000702
 or State License # _____
 or Other (describe) _____ State # _____
 State CT
 Expiration Date of Certification or License 04/30/2021

ADDRESS OF PROPERTY APPRAISED
123 Chimney Hill Rd
Wallingford, CT 06492
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 500,000

LENDER/CLIENT
 Name Red Sky Risk Services, LLC
 Company Name U.S. Bank, N.A.
 Company Address 200 South 6th Street
Minneapolis, MN 55402
 Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY

- Did not inspect subject property
 Did inspect exterior of subject property from street
 Date of Inspection _____
 Did inspect interior and exterior of subject property
 Date of Inspection _____

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
 Date of Inspection _____

Uniform Residential Appraisal Report

FEATURE	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Address	123 Chimney Hill Rd Wallingford, CT 06492	15 Laurel Dr Wallingford, CT 06492	10 Nathans Path Wallingford, CT 06492	54 Quigley Rd Wallingford, CT 06492
Proximity to Subject		4.89 miles SE	3.45 miles SW	5.97 miles SE
Sale Price	\$	\$ 460,000	\$ 499,800	\$ 469,900
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 153.64 sq.ft.	\$ 163.15 sq.ft.	\$ 177.99 sq.ft.
Data Source(s)		CTMLS#170259110:DOM 7	CTMLS#170348387:DOM 65	CTMLS#170335647:DOM 65
Verification Source(s)		Field Card	Field Card	Field Card
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION
Sale or Financing		ArmLth		Listing
Concessions		Conv:0		Listing
Date of Sale/Time		s02/20:c02/20		Active
Location	N;Res;Res	N;Res;Res		N;Res;Res
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple
Site	2.52 ac	1.20 ac	+2,000	4.33 ac
View	N;Res;Res	N;Res;Res		N;Res;Res
Design (Style)	DT2:Colonial	DT2:Colonial		DT2:Colonial
Quality of Construction	Q3	Q3		Q3
Actual Age	43	40	0	20
Condition	C3	C3		C3
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths
Room Count	9 5 3.0	10 4 2.1	+4,000	8 4 2.1
Gross Living Area	2,944 sq.ft.	2,994 sq.ft.	0	2,640 sq.ft.
Basement & Finished	1092sf1000sfwu	1288sf0sfwu	+10,000	1924sf600sfwu
Rooms Below Grade	1r0br1.0ba1o		+5,000	1r0br0.0ba0o
Functional Utility	Average	Average		Average
Heating/Cooling	Hwb/Cair	Fha/Cair	0	Hwb/Cair
Energy Efficient Items	None	None		None
Garage/Carport	2ga2gd2dw	2ga2dw	+10,000	2ga2dw
Porch/Patio/Deck	Patio/Porch	Deck/Porch	0	Deck
Fireplace	2 Fireplaces	2 Fireplaces		1 Fireplace
In ground pool	In ground pool	None	+5,000	None
None	None	None		None
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 36,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> -
Adjusted Sale Price of Comparables		Net Adj. 7.8 %	\$ 496,000	Net Adj. 8.4 %
		Gross Adj. 7.8 %	\$ 496,000	Gross Adj. 10.1 %
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				
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 history of the subject property and comparable sales				
No transfer to comparable 4-6 in last 12 months.				

TEXT 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.		

General Text Addendum

Condition 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 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:

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 basement bath. GLA adjusted \$25 per sf. Garage adjustments \$5000 per bay. Finished basement \$10/sf. Lot size adjusted \$2000/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 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.

Scope of Work:

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 mid shore multiple listing service and town hall records/field cards were utilized to verify the information on the subject property.

Comments on Site:

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 field.

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 our 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.

Market Conditions Addendum to the Appraisal Report

2300679898

File # USB-201209-01396-1

The purpose of this addendum is to provide the lender/client 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 provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser 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.

Inventory Analysis		Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	2	8	6		<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	0.33	2.67	2.00		<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings			2		<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Months of Housing Supply (Total Listings/Ab.Rate)	9.1	0.4	1.0		<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Sale & List Price, DOM, Sale/List %		Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	460,000	483,000	482,000		<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	14	7	15		<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable List Price	460,000	470,000	504,450		<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	92		52		<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Sale Price as % of List Price	100	100	100		<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.) paid financial assistance prevalent?					<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	

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 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.
 CTMLS

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)					<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)					<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings					<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Months of Unit Supply (Total Listings/Ab. Rate)					<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining

Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

Signature Pat Cerino Signature _____
 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 CT State License/Certification # _____ State _____
 Email Address pcappraisal@rcn.com Email Address _____

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

**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).*

C2

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.

C3

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.

C4

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.

C5

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 diminished due to condition, but the dwelling remains useable and functional as a residence.

C6

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

Q1

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.

Q2

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.

Q3

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.

Q4

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.

Q5

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.

Q6

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 unskilled or possess only minimal 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 cost.

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.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

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.

USPAP ADDENDUM

2300679898

File No. USB-201203-01396-1

Borrower 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.

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:

- I have **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, opinions, 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 stipulated 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:


 Signature: _____
 Name: Pat Cerino
 Date Signed: 12/18/2020
 State Certification #: RCR.0000702
 or State License #: _____
 or Other (describe) _____ State # _____
 State: CT
 Expiration Date of Certification or License: 04/30/2021
 Effective Date of Appraisal: 12/15/2020

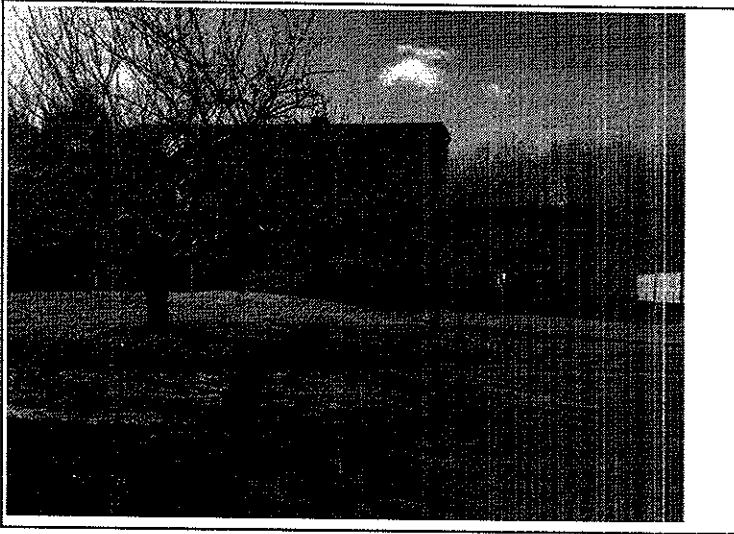
SUPERVISORY APPRAISER: (only if required)

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____
 Supervisory Appraiser Inspection of Subject Property:
 Did Not Exterior-only from Street Interior and Exterior

SUBJECT PHOTOGRAPH ADDENDUM

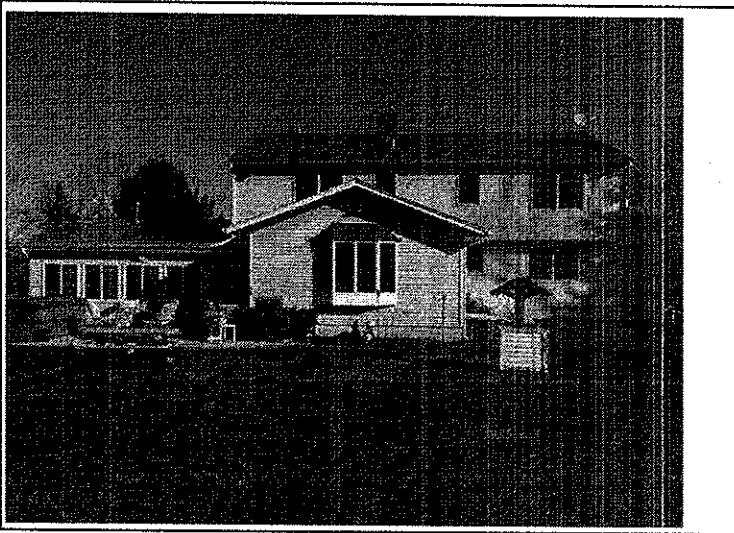
File # USB-201209-01396-1

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.		



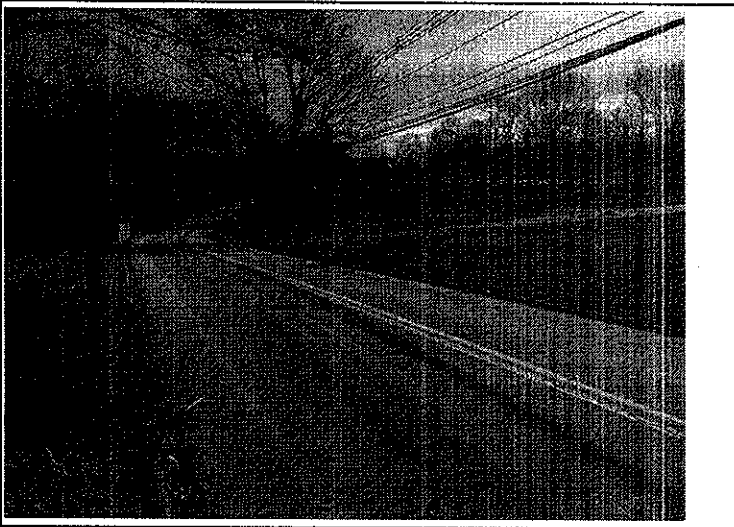
FRONT OF SUBJECT PROPERTY

Subject Front
123 Chimney Hill Rd



REAR OF SUBJECT PROPERTY

Subject Rear
123 Chimney Hill Rd



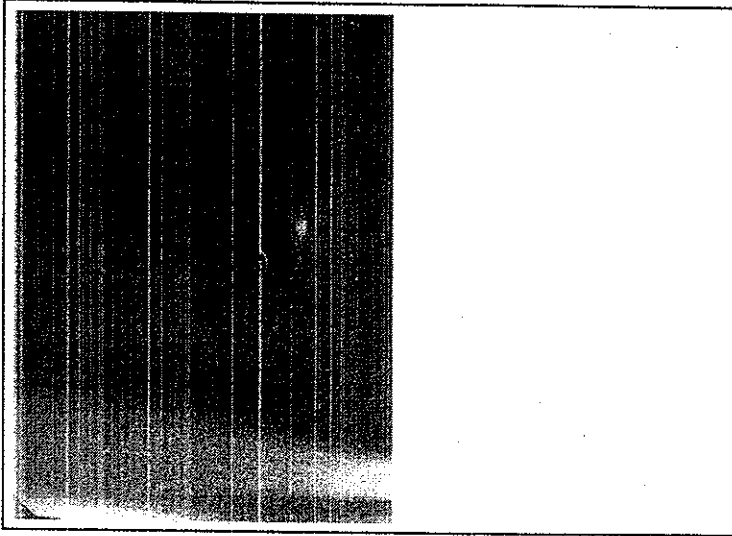
STREET SCENE

Subject Street
123 Chimney Hill Rd

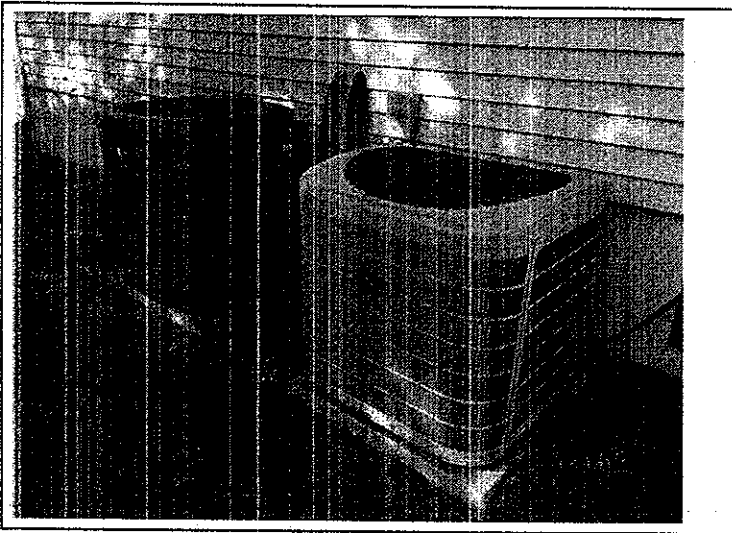
ADDITIONAL PHOTOGRAPH ADDENDUM

File # USB-201209-01396-1

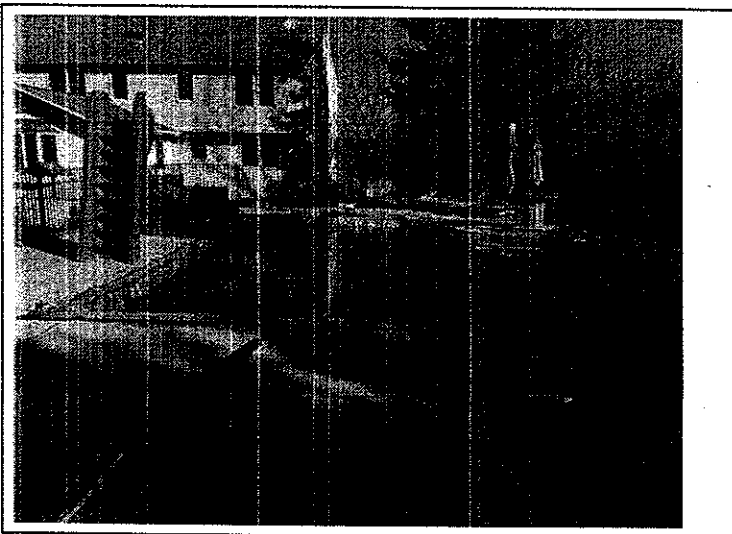
Borrower/Client Joseph & Tammy Raccio
Property Address 123 Chimney Hill Rd
City Wallingford County New Haven State CT Zip Code 06492
Lender U.S. Bank, N.A.



CO Detector/Smoke Detector



Central Air



in ground pool

ADDITIONAL PHOTOGRAPH ADDENDUM

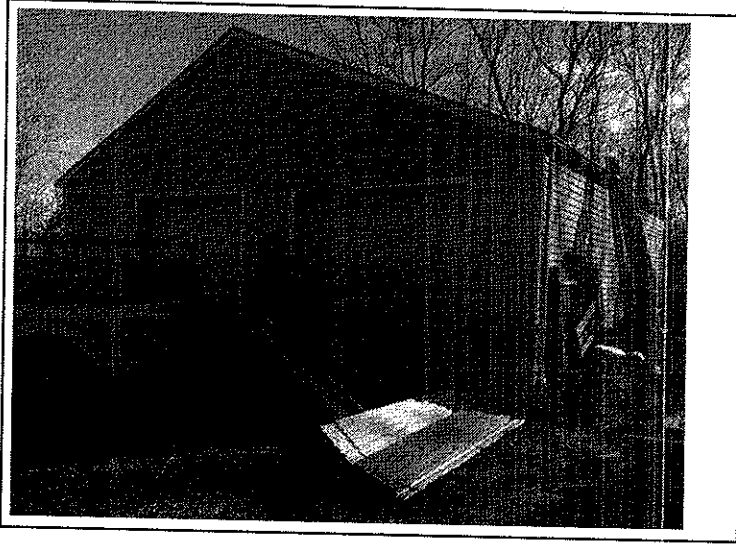
File # USB-201209-01396-1

Borrower/Client Joseph & Tammy Raccio

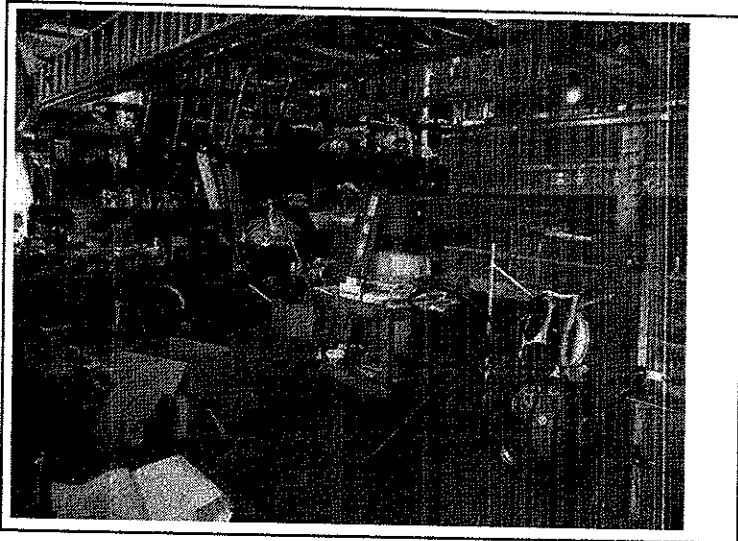
Property Address 123 Chimney Hill Rd

City Wallingford County New Haven State CT Zip Code 06492

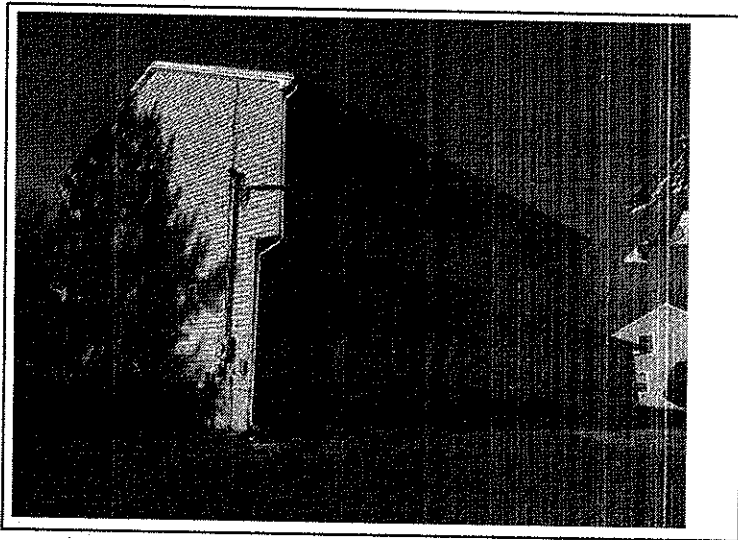
Lender U.S. Bank, N.A.



Detached Garage



Detached Garage Interior

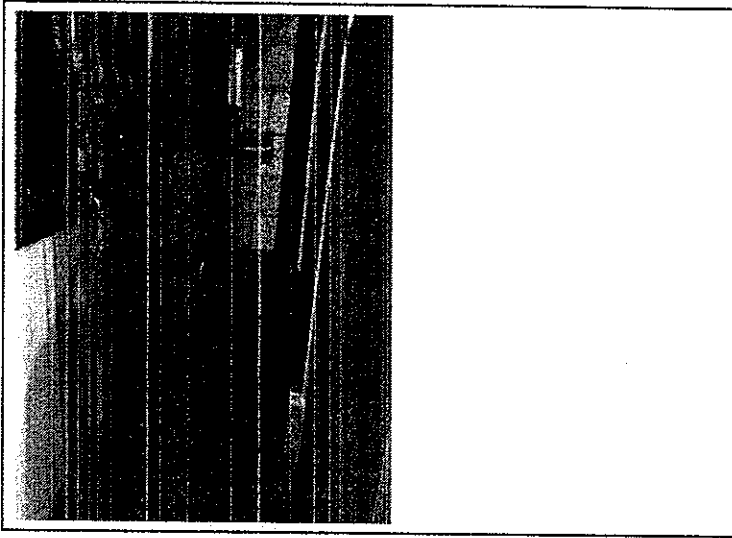


Exterior Front Angle

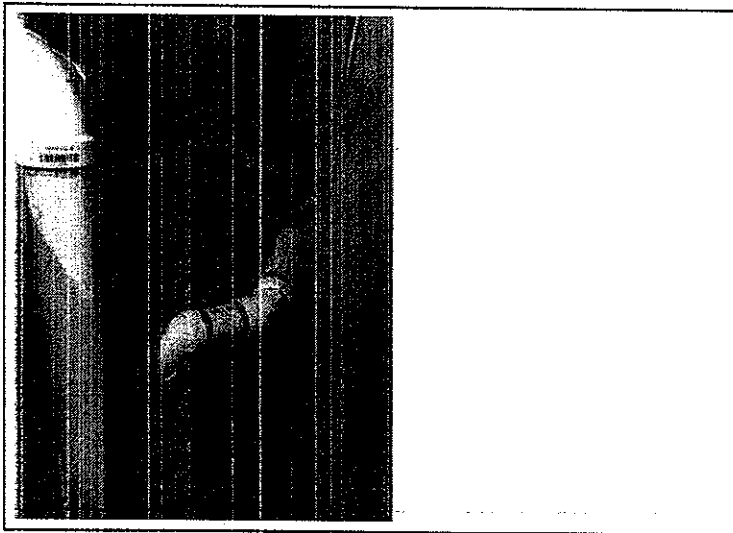
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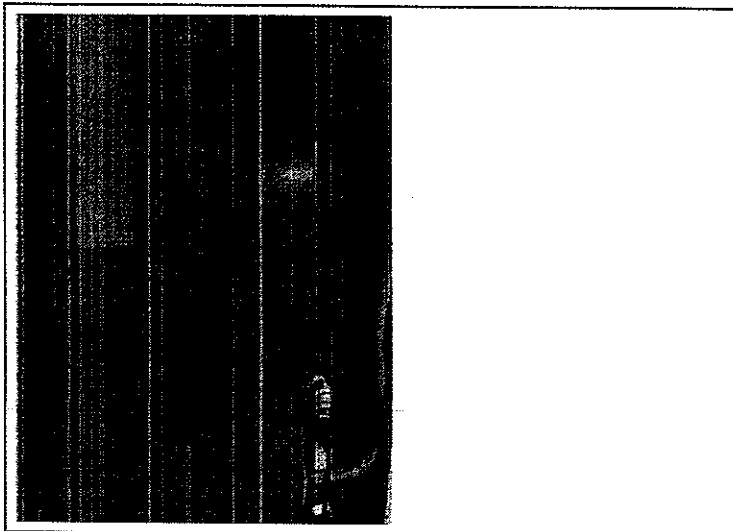
Borrower/Client <u>Joseph & Tammy Raccio</u>	
Property Address <u>123 Chimney Hill Rd</u>	
City <u>Wallingford</u>	County <u>New Haven</u> State <u>CT</u> Zip Code <u>06492</u>
Lender <u>U.S. Bank, N.A.</u>	



Unfinished Basement



Oil Tank

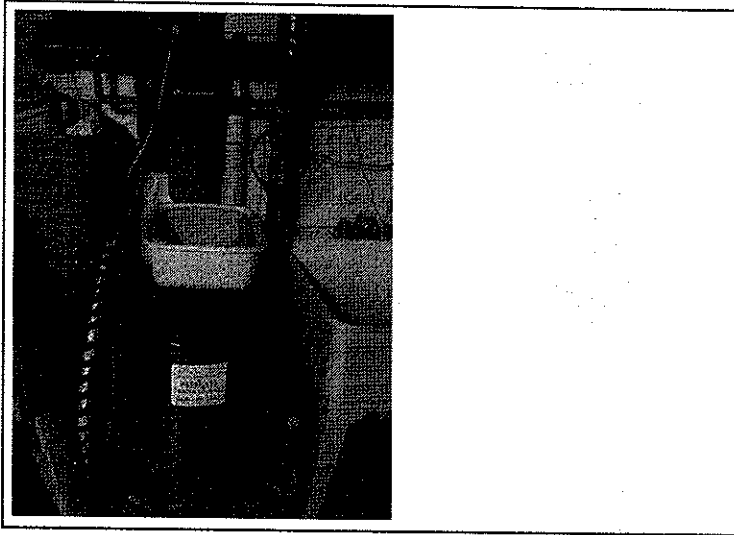


Electric

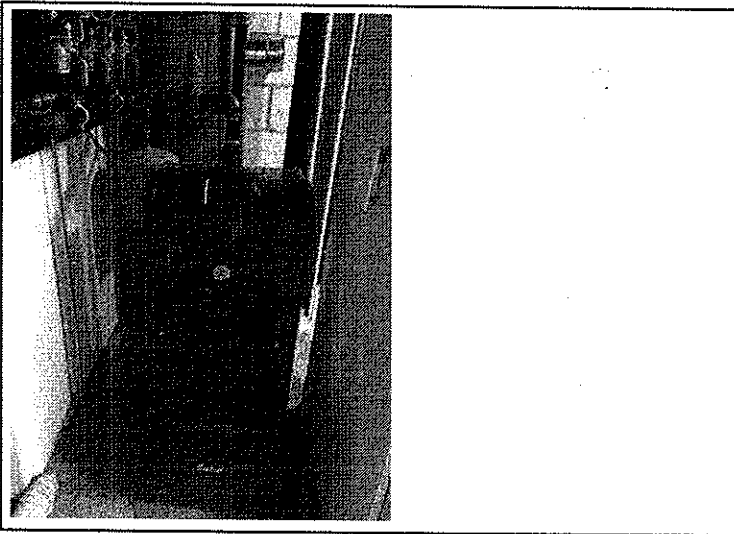
ADDITIONAL PHOTOGRAPH ADDENDUM

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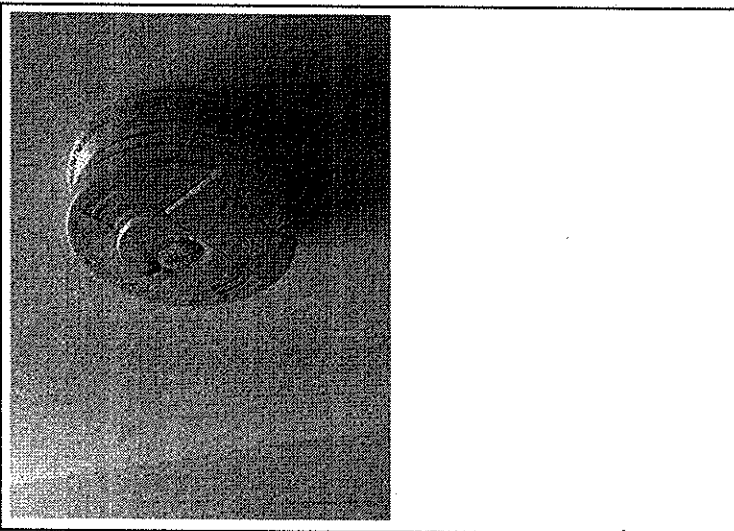
Borrower/Client	Joseph & Tammy Raccio		
Property Address	123 Chimney Hill Rd		
City	Wallingford	County	New Haven
		State	CT
		Zip Code	06492
Lender	U.S. Bank, N.A.		



Well Equipment



Furnace

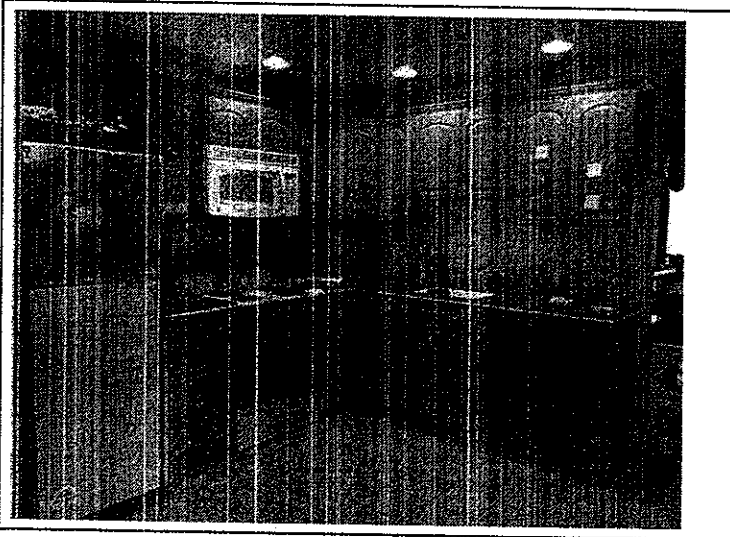


CO Detector/Smoke Detector

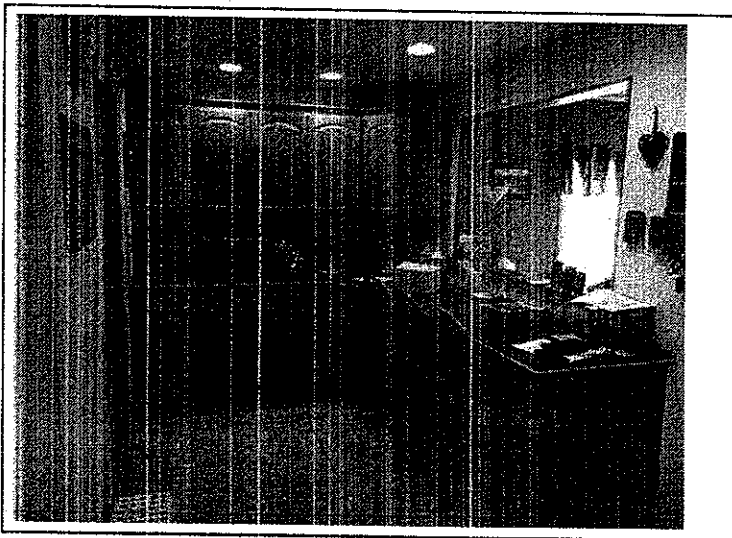
ADDITIONAL PHOTOGRAPH ADDENDUM

File # USB-201209-01396-1

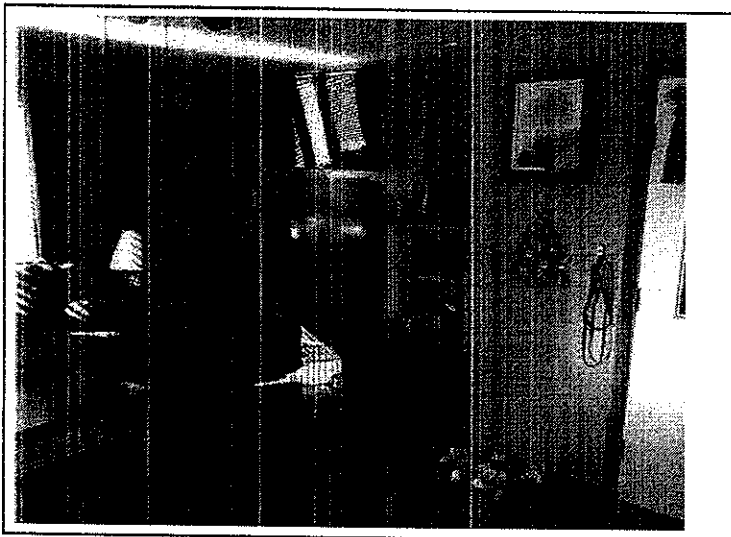
Borrower/Client	Joseph & Tammy Raccio		
Property Address	123 Chimney Hill Rd		
City	Wellingford	County	New Haven
		State	CT
		Zip Code	06492
Lender	U.S. Bank, N.A.		



Kitchen



Kitchen

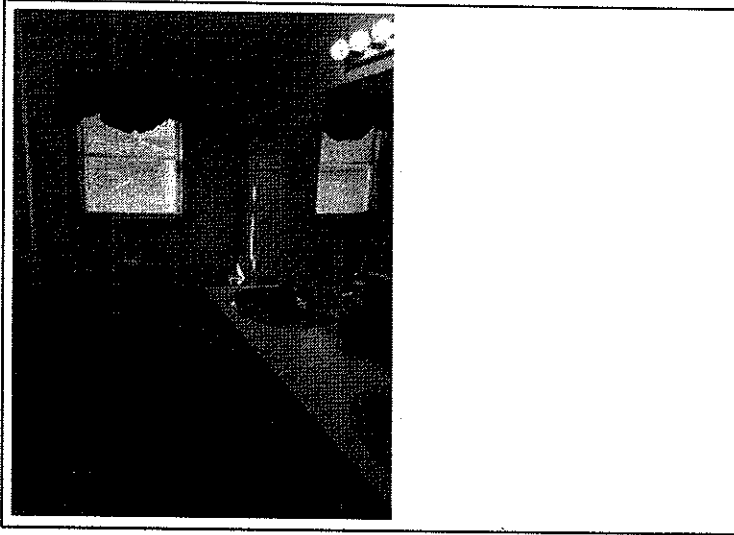


Living

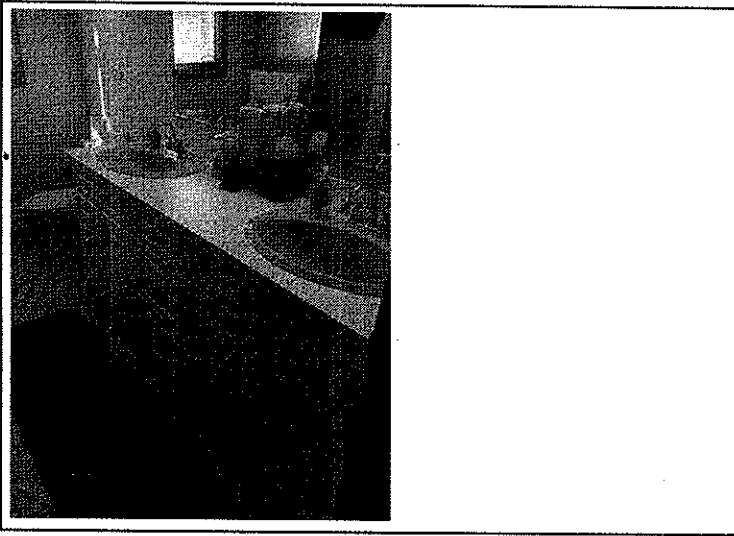
ADDITIONAL PHOTOGRAPH ADDENDUM

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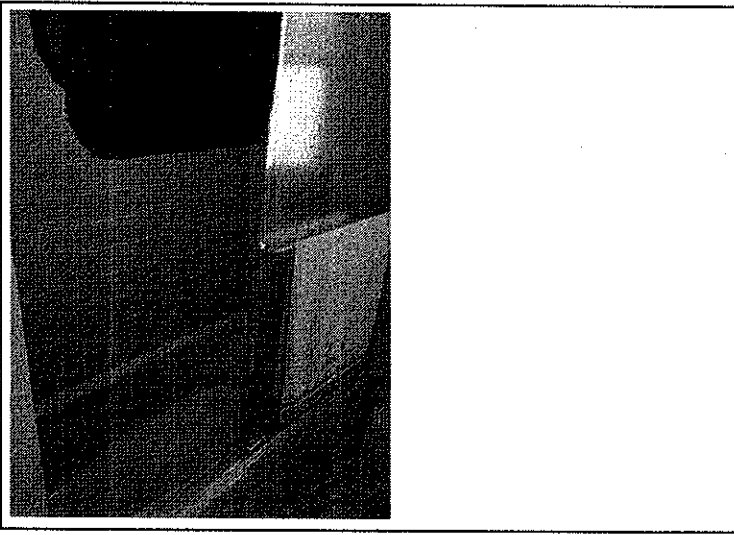
Borrower/Client	Joseph & Tammy Raccio		
Property Address	123 Chimney Hill Rd		
City	Wallingford	County	New Haven
		State	CT
		Zip Code	06492
Lender	U.S. Bank, N.A.		



Full Bath #1



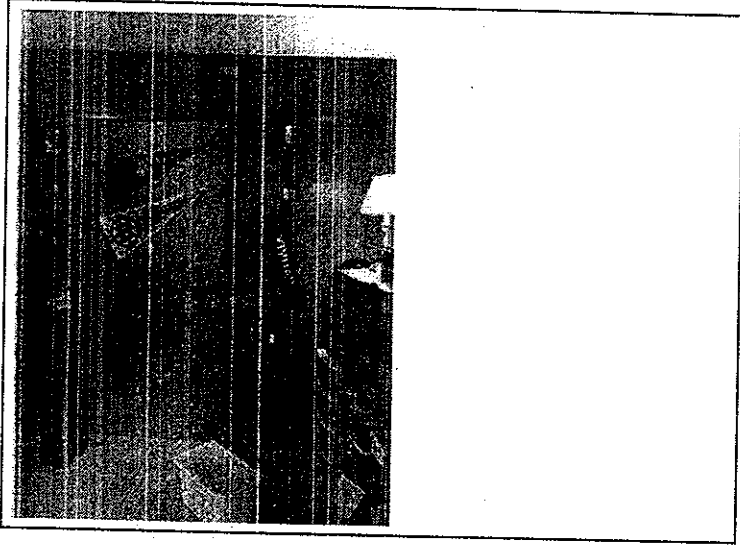
Full Bath #1



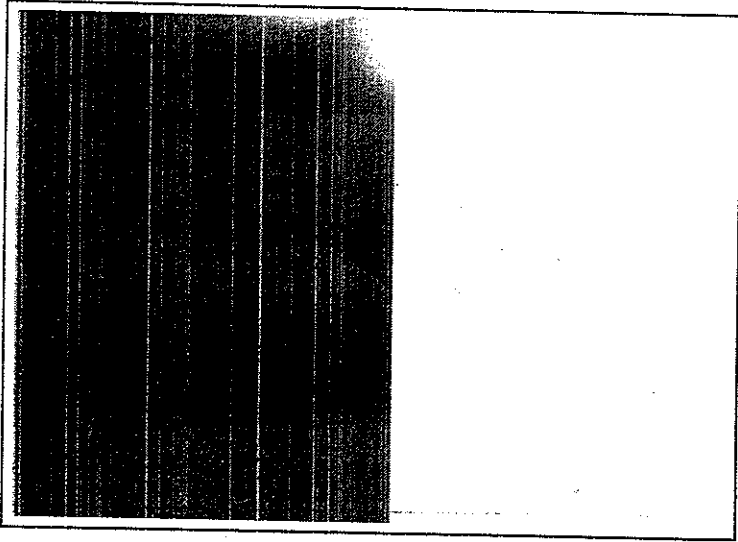
Full Bath #1

ADDITIONAL PHOTOGRAPH ADDENDUM

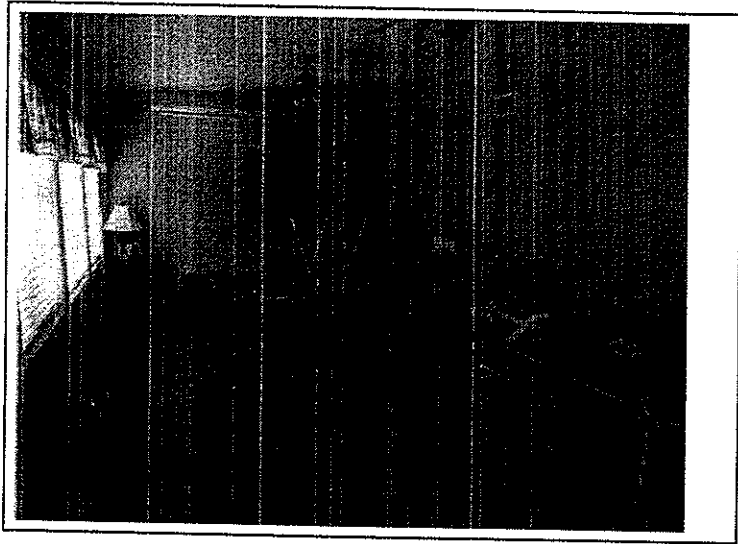
Borrower/Client	Joseph & Tammy Raccio			File #	USB-201209-01396-1
Property Address	123 Chimney Hill Rd				
City	Wallingford	County	New Haven	State	CT Zip Code 06492
Lender	U.S. Bank, N.A.				



Bedroom _____



Bedroom _____

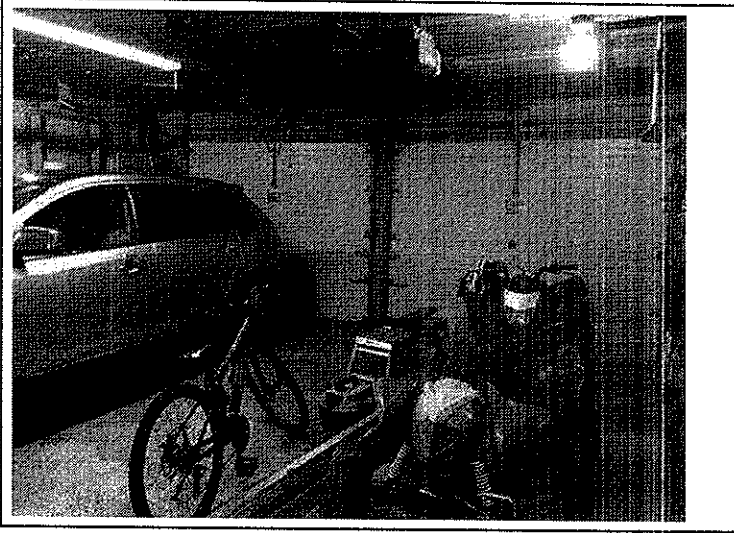


Enclosed Porch _____

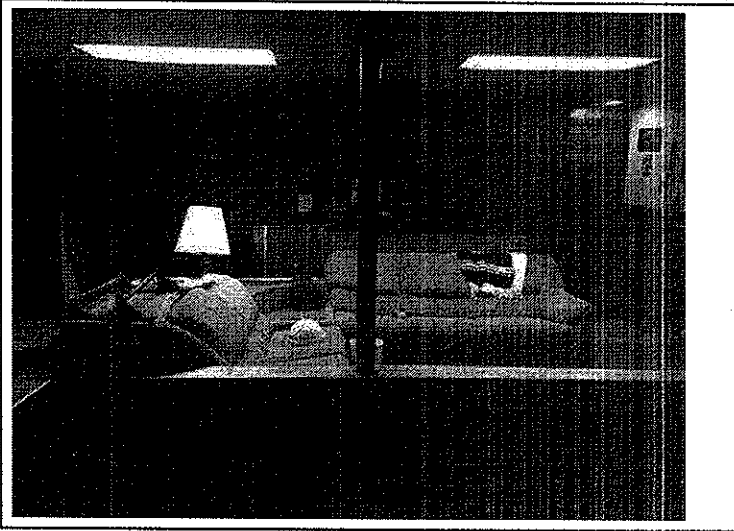
ADDITIONAL PHOTOGRAPH ADDENDUM

File # USB-201209-01396-1

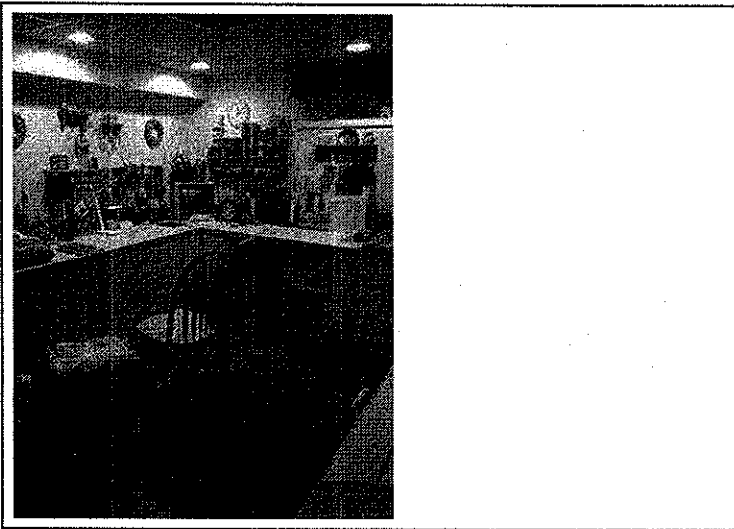
Borrower/Client	Joseph & Tammy Raccio		
Property Address	123 Chimney Hill Rd		
City	Wallingford	County	New Haven
		State	CT
		Zip Code	06492
Lender	U.S. Bank, N.A.		



Garage Interior



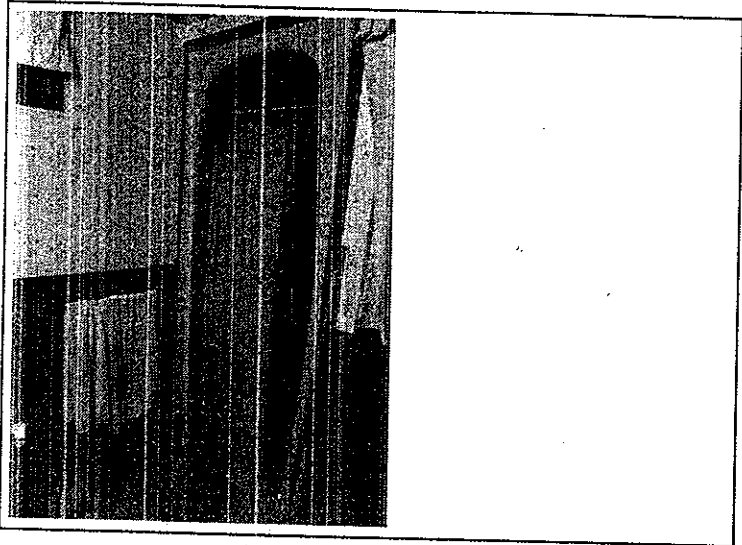
Finished Basement



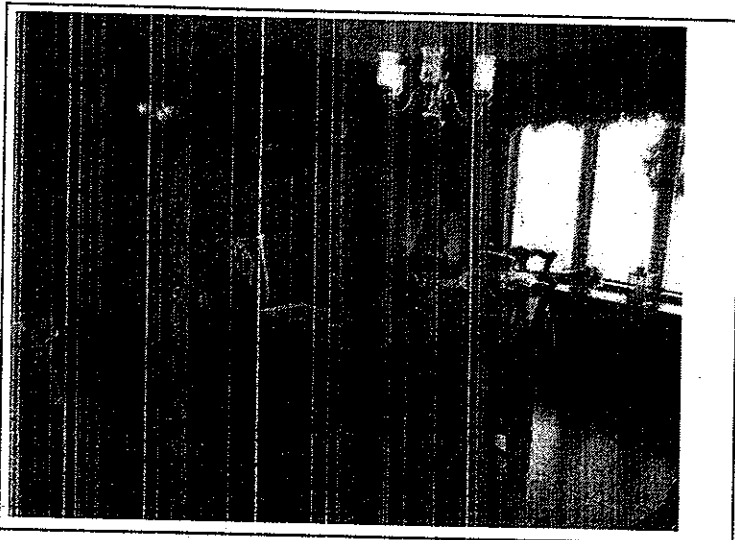
Finished Basement

ADDITIONAL PHOTOGRAPH ADDENDUM

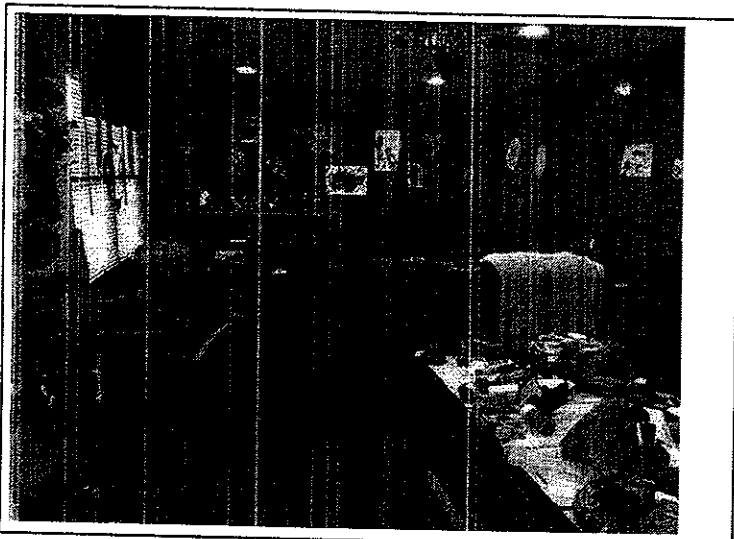
Borrower/Client	Joseph & Tammy Raccio	File #	USB-201209-01396-1
Property Address	123 Chimney Hill Rd		
City	Wallingford	County	New Haven
		State	CT
Lender	U.S. Bank, N.A.	Zip Code	06492



Full Bath #4(basement)



Dining

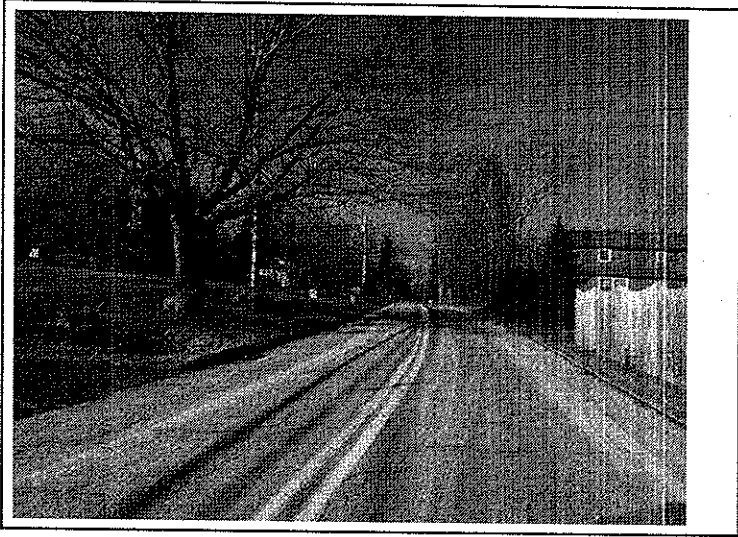


Family

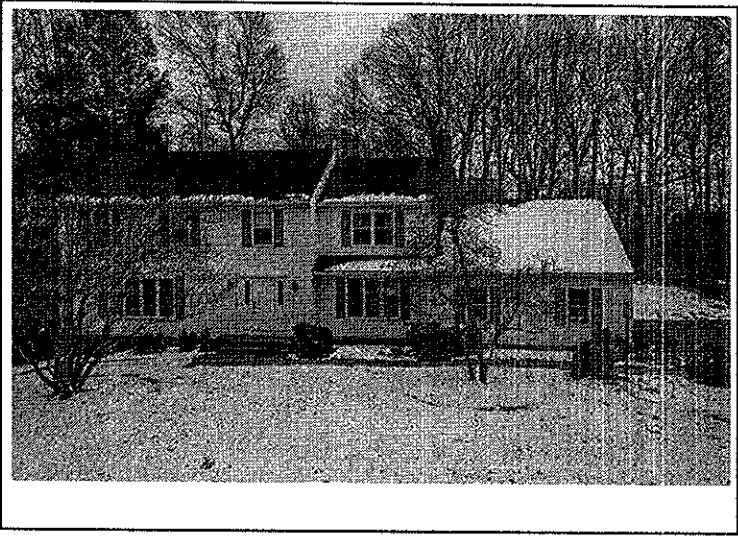
ADDITIONAL PHOTOGRAPH ADDENDUM

File # USB-201209-01396-1

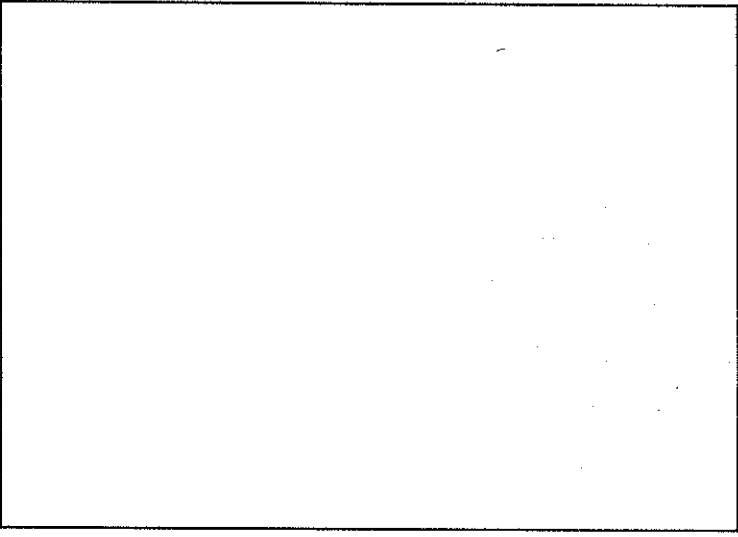
Borrower/Client	Joseph & Tammy Raccio		
Property Address	123 Chimney Hill Rd		
City	Wallingford	County	New Haven
		State	CT
		Zip Code	06492
Lender	U.S. Bank, N.A.		



Street _____

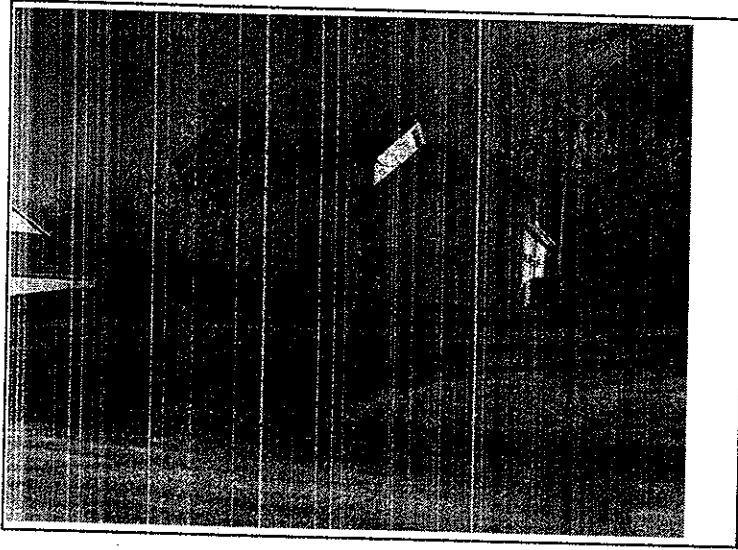


Ctrls Comparable #4 _____



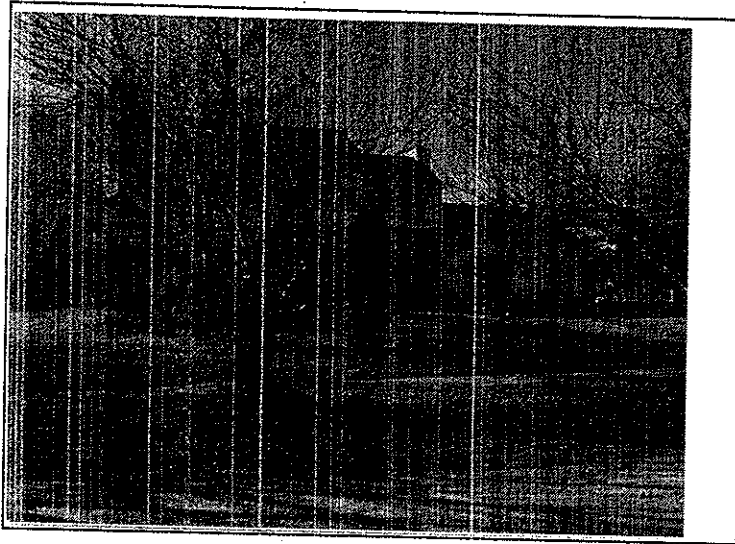
COMPARABLES PHOTOGRAPH ADDENDUM

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.			



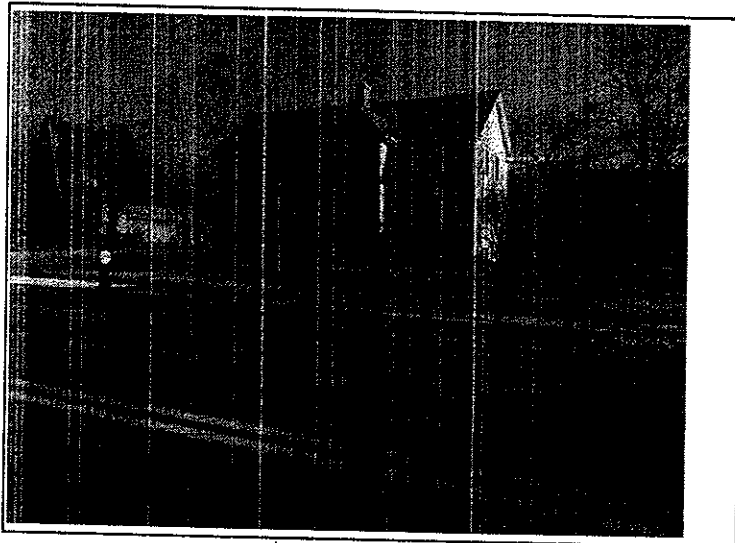
Comparable Sale 1

8 Platt Dr
 Wallingford CT 06492
 Date of Sale: s09/20;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: s09/20;c09/20
 Sale Price: 487,000
 Sq. Ft.: 2,522
 \$ / Sq. Ft.: 193.10



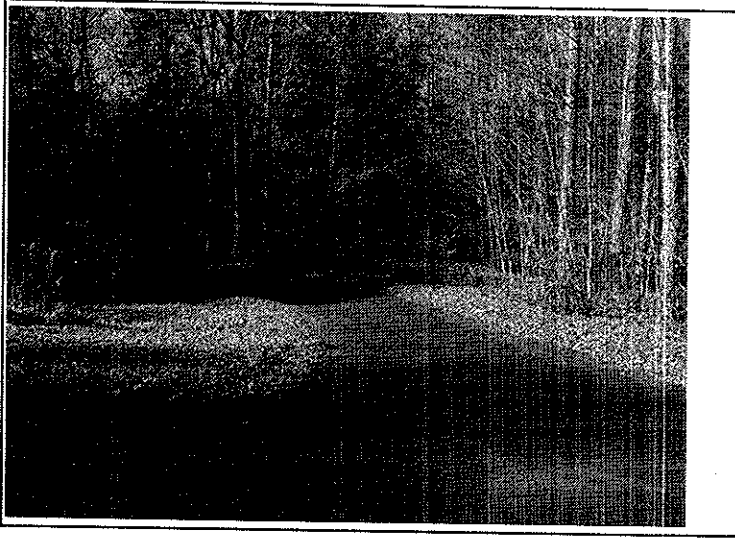
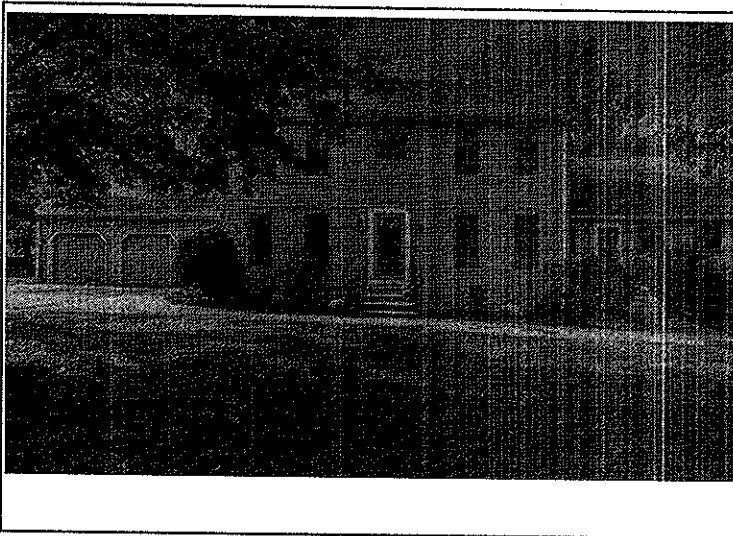
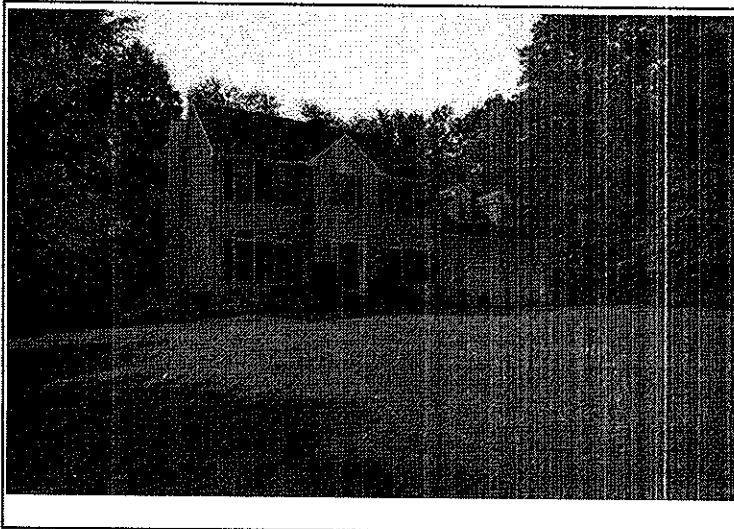
Comparable Sale 3

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

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.		

**Comparable Sale 4**15 Laurel DrWallingford CT 06492Date of Sale: s02/20;c02/20Sale Price: 460,000Sq. Ft.: 2,994\$ / Sq. Ft.: 153.64**Comparable Sale 5**10 Nathans PathWallingford CT 06492Date of Sale: ActiveSale Price: 499,900Sq. Ft.: 3,064\$ / Sq. Ft.: 163.15**Comparable Sale 6**54 Quigley RdWallingford CT 06492Date of Sale: ActiveSale Price: 469,900Sq. Ft.: 2,640\$ / Sq. Ft.: 177.99

LOCATION MAP ADDENDUM

2300679898

File # USB-201209-01396-1

Borrower/Client Joseph & Tammy Raccio

Property Address 123 Chimney Hill Rd

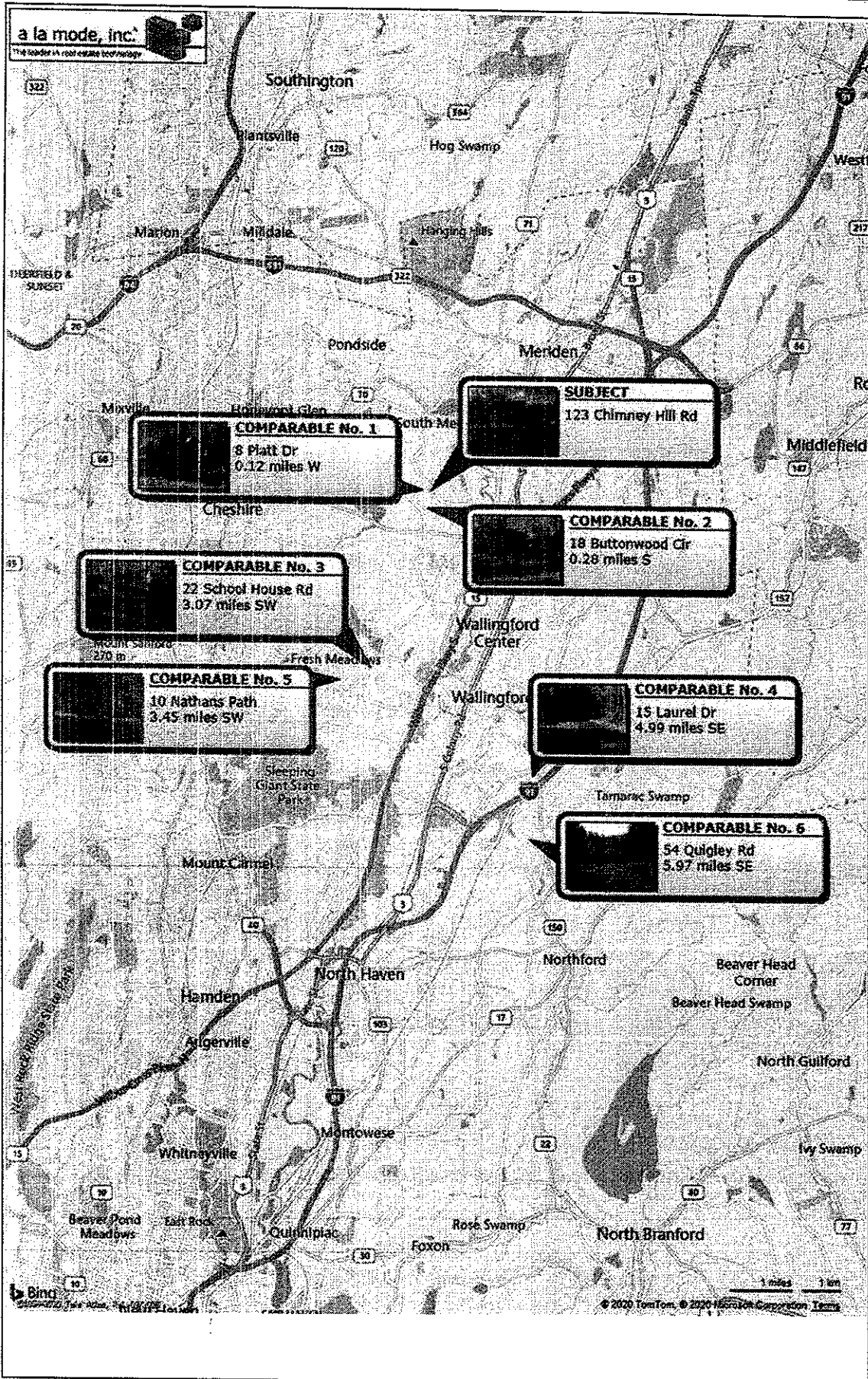
City Wallingford

County New Haven

State CT

Zip Code 06492

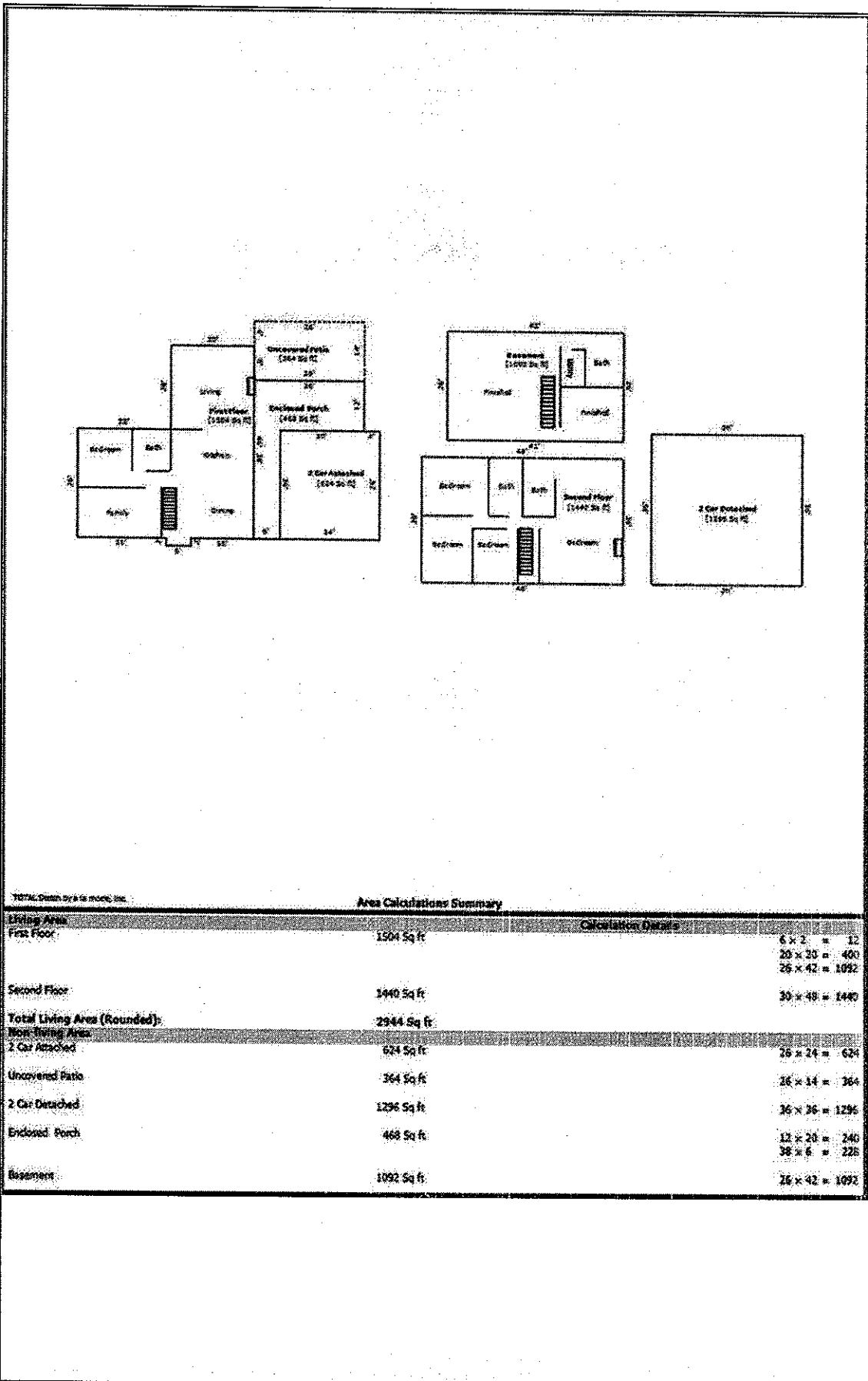
Lender U.S. Bank, N.A.



SKETCH 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.



TOTAL: Drawn by A to model, Inc.

Area Calculations Summary

Living Area	Area	Calculation Details
First Floor	1504 Sq ft	6 x 2 = 12 20 x 30 = 400 26 x 42 = 1092
Second Floor	1440 Sq ft	30 x 48 = 1440
Total Living Area (Rounded):	2944 Sq ft	
Non-Living Area		
2 Car Attached	624 Sq ft	26 x 24 = 624
Uncovered Patio	364 Sq ft	26 x 14 = 364
2 Car Detached	1296 Sq ft	36 x 36 = 1296
Enclosed Porch	468 Sq ft	12 x 20 = 240 38 x 6 = 228
Basement	1092 Sq ft	26 x 42 = 1092

Borrower/Client Joseph & Tammy Raccio

Property Address 123 Chimney Hill Rd

City Wallingford

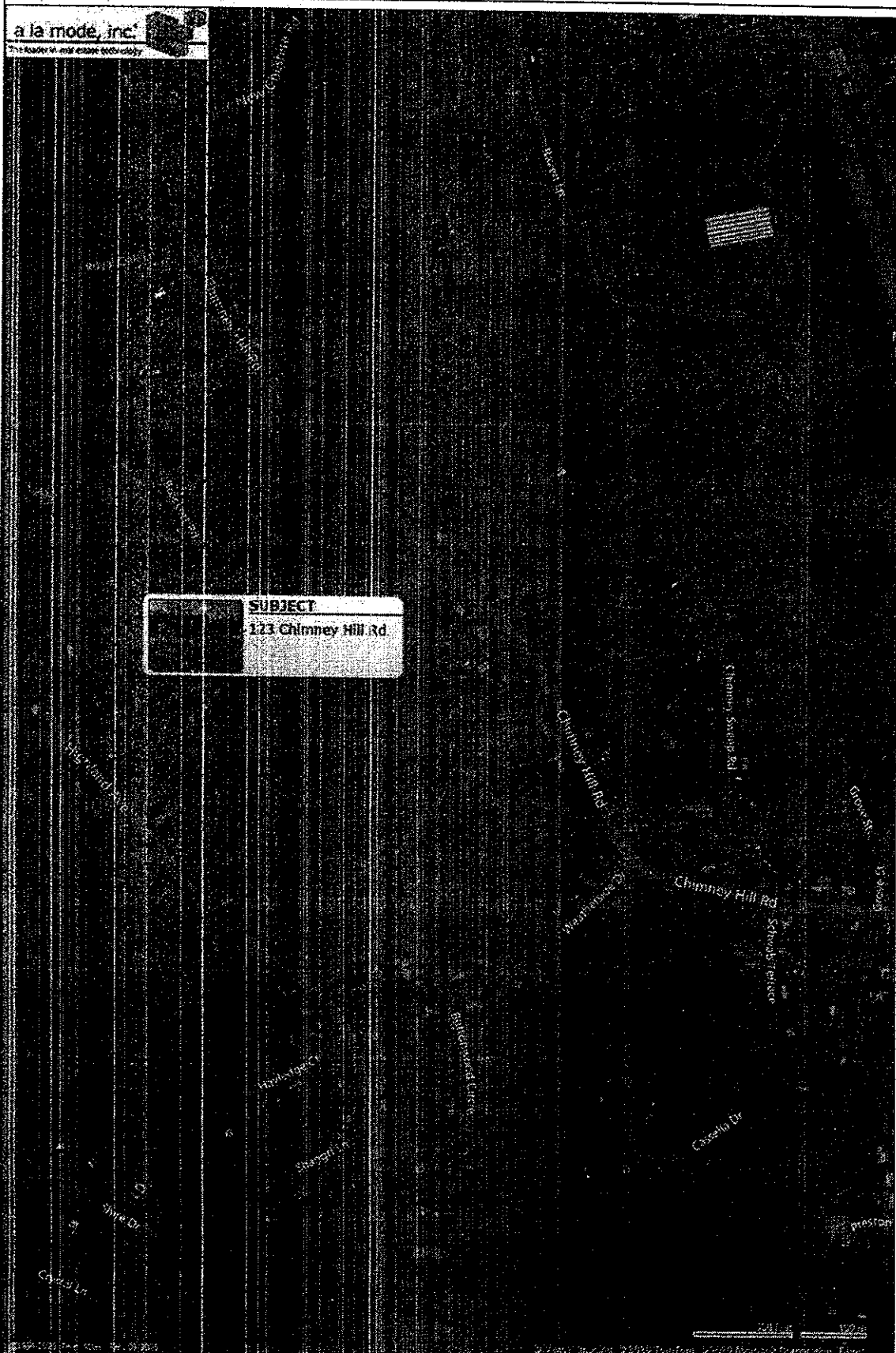
County New Haven

State CT

Zip Code 06492

Lender U.S. Bank, N.A.

a la mode, inc.
The leader in aerial image technology



SUBJECT
123 Chimney Hill Rd

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.

123 Chimney Hill Rd, Wallingford, CT 06492-1636, New Haven County

Beds: 4	Bldg Sq Ft: 2,944	Lot Sq Ft: 109,771	Sale Price: \$180,000
Baths: 3	Yr Built: 1977	Type: SPR	Sale Date: 10/07/1998

OWNER INFORMATION

Owner Name:	Raccio Joseph A III	Tax Billing Zip:	06492
Owner Name 2:	Raccio Tammy	Tax Billing Zip 2:	1634
Tax Billing Address:	123 Chimney Hill Rd	Owner Occupied:	Yes
Tax Billing City & State:	Wallingford, CT		

LOCATION INFORMATION

Municipality/Township:	Wallingford	Flood Zone Code:	X
Consolid Tract:	1757-00	Flood Zone Panel:	63038C01644
Center Route:	0037	Flood Zone Date:	09/16/2017

TAX INFORMATION

Property ID:	2050874	Tax Year:	2020
% Improved:	69%	Annual Tax:	\$10,179

ASSESSMENT & TAX

Assessment Year	2020	2019	2018
Assessed Value - Total	\$348,700	\$348,700	\$348,700
Assessed Value - Land	\$111,500	\$111,500	\$111,500
Assessed Value - Improvment	\$236,900	\$236,900	\$236,900
YOY Assessed Change (\$)	\$0	\$0	\$0
YOY Assessed Change (%)	0%	0%	0%
Total Tax	Tax Year	Change (\$)	Change (%)
\$8,967	2018	\$182	1.92%
\$10,179	2019	\$0	0%
\$10,179	2020	\$0	0%

CHARACTERISTICS

Land Use - State:	1-Family Residence	Style:	Cottage
Land Use - Universal:	SPR	Stories:	2
Acre:	2.69	Year Built:	1977
Lot Sq Ft:	109,771	Fireplaces:	1
# of Buildings:	1	Heat Type:	Hot Water
Total Units:	1	Heat Fuel Type:	Oil
Building Sq Ft:	2,944	Cooking Type:	Yes
Gross Area:	3,862	Roof Type:	Gable
Bedrooms:	4	Roof Material:	Asphalt Shingle
Full Baths:	3	Exterior:	Vinyl
Half Baths:	1	Attic Type:	Typic Unfinished
Total Baths:	4	Condition:	Average
Total Rooms:	8		

BELL SCORE

Rating:	High	Valid As Of:	2020-12-18 23:11:44
Sub Score:	951		

ESTIMATED VALUE

PropAVM™:	\$340,300	Correlation Score:	96
ResAVM™ Range:	\$282,658 - \$387,642	Financial Standard Deviation:	14
Value As Of:	12/08/2020		

Property Details: Collected by CoreLogic, Inc. © 2020

The data shown here is provided by CoreLogic, Inc. and is not guaranteed. The accuracy of the data contained herein is not guaranteed by the publisher of this report. The publisher of this report is not responsible for any errors or omissions.

Reference code: 131420

Page 1/2

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.**

(1) FICO® Score™ is a CreditLife® defined value and should not be used to fix or an appraisal.
 (2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score ranges from 0% to 100%. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, fewer quality and quantity of data, and/or limited availability of the subject property to comparable sales.
 (3) The FSD statistic is based on an SVM algorithm and uses a non-linear search and modeling to generate a standardized confidence score. The FSD is a statistic that narrows the range of comparable sales and estimates the probability of the information available to the SVM at the time of calculation. The FSD can be used to assess confidence that the true value has a statistical degree of certainty.

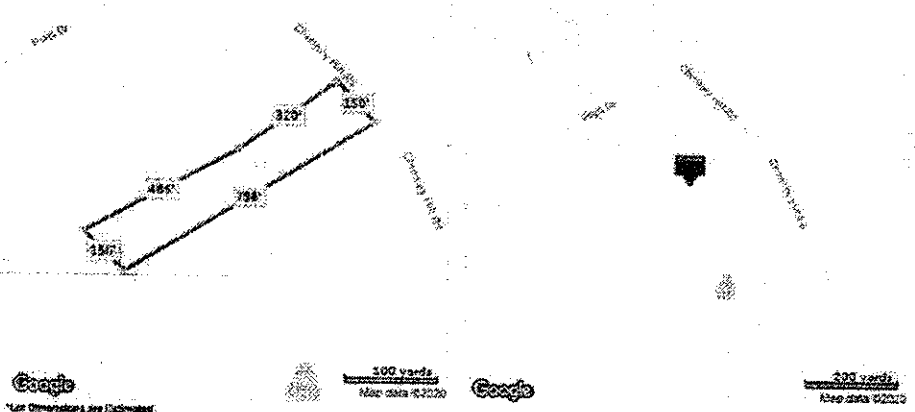
LAST MARKET SALE & SALES HISTORY

Sale Date	10/07/1998	Seller	Uracus Brian E & Pamela D
Recording Date	10/07/1998	Document Number	995-283
Sale Price	\$190,000	Deed Type	Warranty Deed
Owner Name	Raccio Joseph A III	Price Per Square Foot	\$64.54
Owner Name 2	Raccio Tammy		
Recording Date	10/07/1998		0821/1997
Sale Date	10/07/1998		
Sale Price	\$190,000		\$188,000
Buyer Name	Raccio Joseph A 3rd & Tammy A		Uracus Brian E & Pamela D
Seller Name	Uracus Brian E & Pamela D		Charles Ronald D.
Document Number	995-283		889-407
Document Type	Warranty Deed		Warranty Deed

MORTGAGE HISTORY

Mortgage Date	11/14/2011	10/15/2010	09/02/2003	10/07/1998	0821/1997
Mortgage Amount	\$364,000	\$243,300	\$170,000	\$152,000	\$148,000
Mortgage Lender	Guaranteed Rate Inc.	Td Banknorth Mig Grp	Provident Fndg	Charter Hrs Mig Co	First Fed/America
Mortgage Code	Conventional	Conventional	Conventional	Conventional	Conventional
Mortgage Date		04/05/1991		0325/1987	
Mortgage Amount		\$10,000		\$90,000	
Mortgage Lender				Connecticut Bldg Tr	
Mortgage Code		Private Party Lender		Conventional	

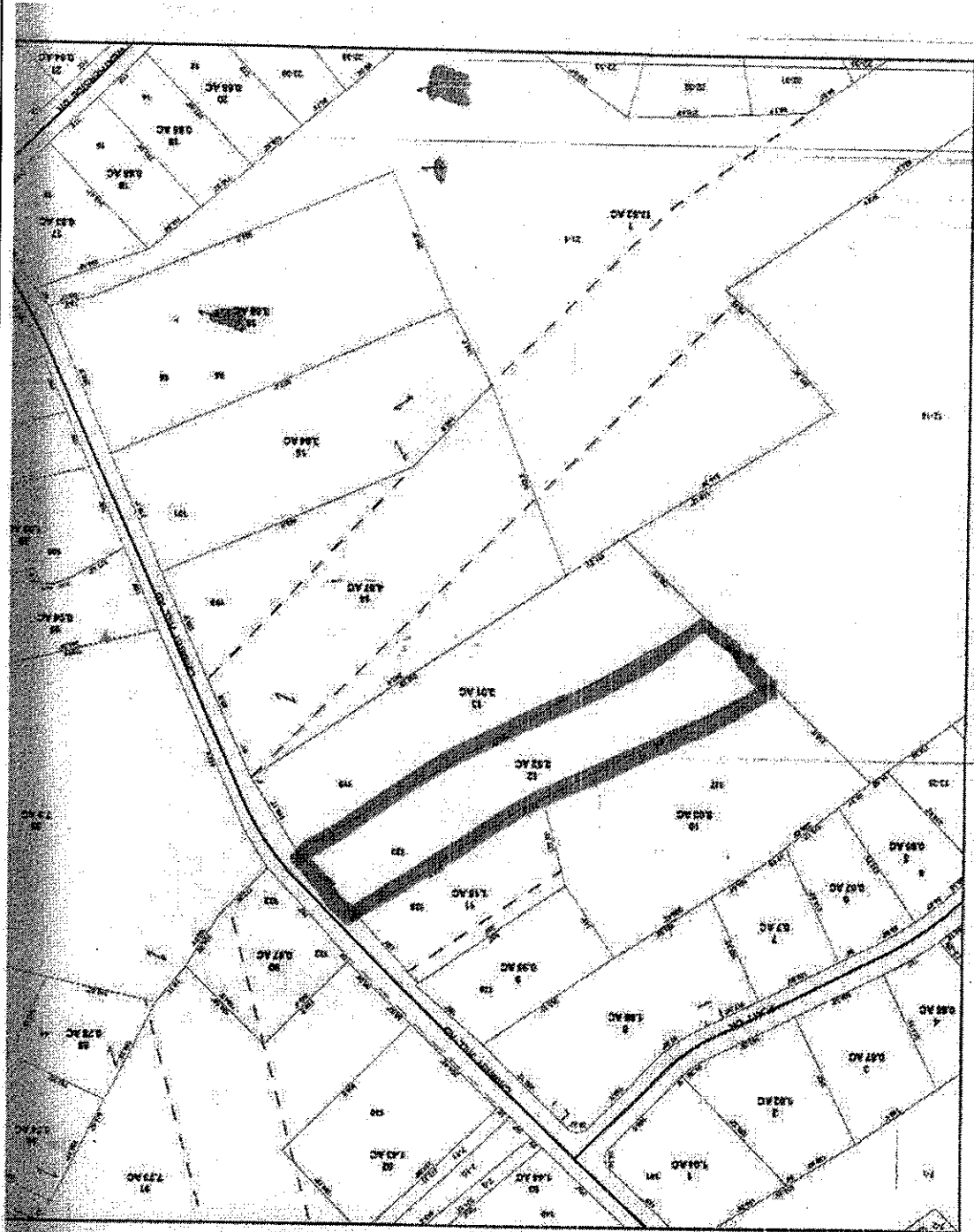
PROPERTY MAP



Property Details: recording of the deed, deed in lieu
 The data on this map is provided by Google Maps, public and satellite imagery. The data is derived from satellite and aerial photography. The accuracy of the data contained herein can be independently verified by the subject of this report with the appropriate survey or records.
 Generated on: 12/15/2012 Page 2/2

Plat Map

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.		

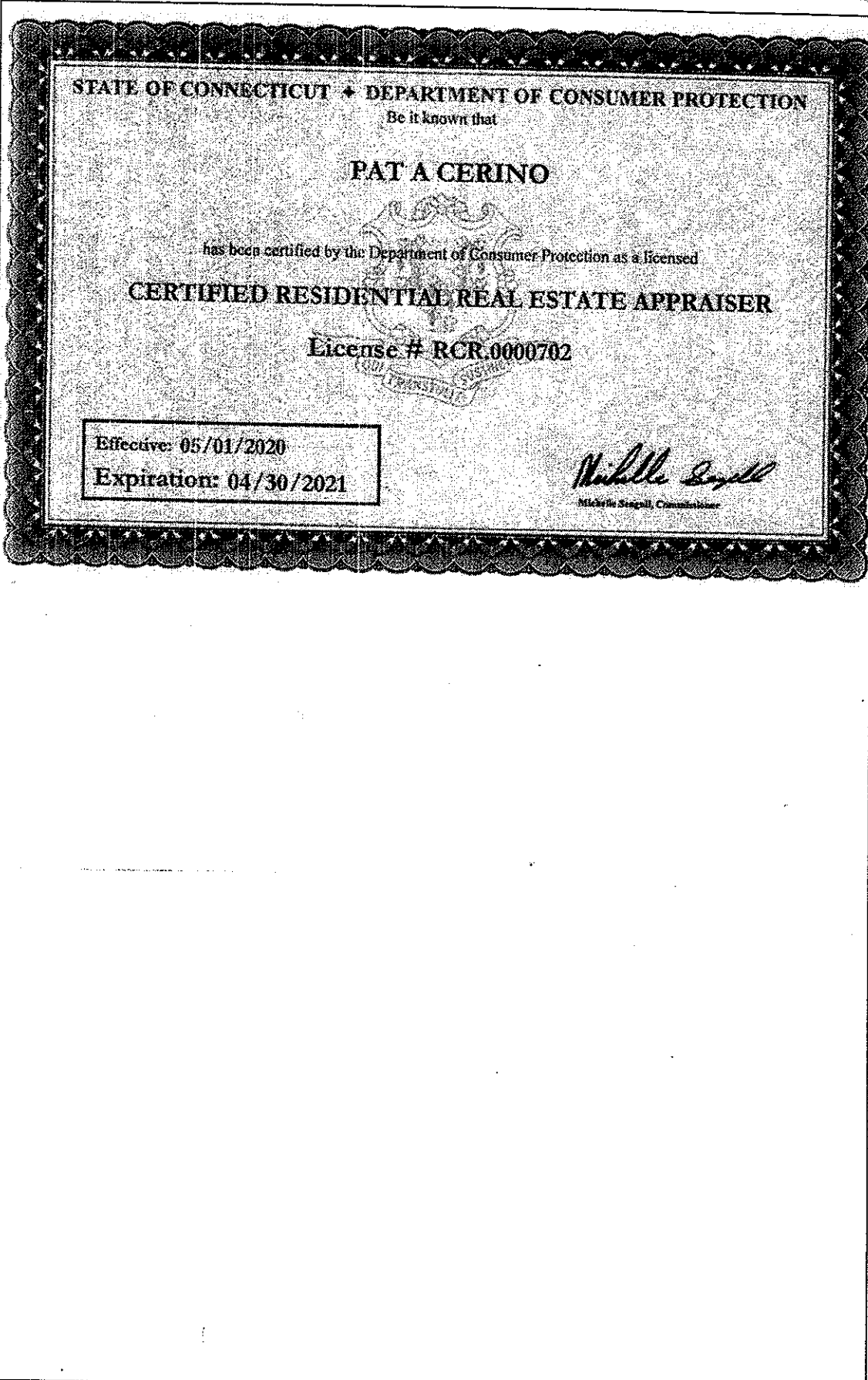


Borrower/Client Joseph & Tammy Raccio

Property Address 123 Chimney Hill Rd

City Wallingford County New Haven State CT Zip Code 06492

Lender U.S. Bank, N.A.



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

Michelle Segall
 Michelle Segall, Commissioner

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.

Insurance

LIA
LIA Administrators & Insurance Services
APPRAISAL, VALUATION AND PROPERTY SERVICES
PROFESSIONAL LIABILITY INSURANCE POLICY



DECLARATIONS

Aspen American Insurance Company

(Informed in policy to the "Company")
 300 Madison Avenue, 7th Floor
 New York, NY 10022
 NY-235, Ltd

Line Item #	Policy Number	Current Policy Number
012202	ASPA/1001	1300766-01

THIS IS A CLAIMS MADE AND REPORTED POLICY. COVERAGE IS LIMITED TO LIABILITY FOR ONLY THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND THEN REPORTED TO THE COMPANY IN WRITING NO LATER THAN SIXTY (60) DAYS AFTER EXPIRATION OR TERMINATION OF THIS POLICY OR DURING THE EXTENDED REPORTING PERIOD, IF APPLICABLE, FOR A WRONGFUL ACT COMMITTED ON OR AFTER THE RETROACTIVE DATE AND BEFORE THE END OF THE POLICY PERIOD. PLEASE READ THE POLICY CAREFULLY.

1. Customer ID: 11503 Name: Insured: PE APPRAISAL SERVICES 40 Northeast Industrial Road Wallingford, CT 06492	
2. Policy Periods From: 10/06/2020 To: 10/06/2021 (For A.S.L. Standard Term, as the policy is stated to follow)	
3. Deductible: \$1000 Each Claim	
4. Retroactive Date: 10/06/1998	
5. Inception Date: 10/06/2021	
6. Limits of Liability: A. \$1,000,000 Each Claim B. \$1,000,000 Aggregate Subpoena Response: \$5000 Supplemental Payment Coverage Pre-Claim Assistance: \$5,000 Supplemental Payment Coverage Disciplinary Penalties: \$1,500 Supplemental Payment Coverage Loss of Earnings: \$500 per day Supplemental Payment Coverage	
7. Covered Professional Services (as defined in the Policy and/or by endorsement):	
Real Estate Appraisal and Valuation:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Residential Damage:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Commercial Property:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Risks Injury and Property Damage Caused:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
During Appraisal Inspection (SILVER) Sub-Event:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If "yes", added by endorsement
Right of Way Abandonment/Restrictions:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Machinery and Equipment Valuation:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Personal Property Appraisal:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If "yes", added by endorsement
Real Estate Sublet/Rentals:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If "yes", added by endorsement

CURRENT OWNER		TOPO	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT	
RACCIO JOSEPH A III & TAMMY		2 Above Street	2 Public Water	1 Paved	2 Suburban	Description	Code
123 CHIMNEY HILL RD						RES LAND	1-1
YALESVILLE CT 06492						RES EXCES DWELLING	1-2
All Prci ID 081001013C Census: 1757 Old MBLU TC MAP # Record Lot GIS ID 9973		SUPPLEMENTAL DATA ENG MAP # 918 Easement Town Line IND PARK		P/Z MAP # IND PARK		Appraised	Assessed
						117,400	82,200
						13,400	9,400
						392,300	274,700
						523,100	366,300
						6148	WALLINGFORD, CT

RECORD OF OWNERSHIP		BK/VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)	
RACCIO JOSEPH A III & TAMMY		0906	10-07-1998	Q		190,000	U	Year	Code
URACIUS BRIAN E & PAMELA D		0869	08-21-1997			188,000		2021	1-1
CHASSE RONALD O		0863	06-18-1997			0		1-2	9,400
CHASSE SHARON G		0484	05-17-1979			0		1-3	274,700
Total						366,300	Total	1-4	26,200
						366,300	Total	1-1	99,300
						366,300	Total	1-2	12,500
						366,300	Total	1-3	210,700
						366,300	Total	1-4	26,200
						366,300	Total	1-1	99,300
						366,300	Total	1-2	12,500
						366,300	Total	1-3	210,700
						366,300	Total	1-4	26,200

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm Int
Year Code Description							
Total		0.00					

ASSESSING NEIGHBORHOOD		Nbhd Name	Tracing	Batch
Nbhd		65	B	

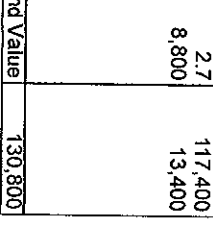
NOTES		LNT = NV
1ST= FR, K, DR, LR, 1 BD, 1.5 BTH		
2ND = 3BD, 2 BTH, OFFICE		
FBM=1 B, REC, OTH		
VAR # 98-80		
2ND FL ADN COMPL = 2011 GL		

BUILDING PERMIT RECORD		Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
Permit ID		10-06-2010	CA	C - Approval	50,400	10-07-2011	100		CA FOR BP # 22577, PP # 65
22577-CA		04-04-2008	AD	Addition	18,000	03-15-2005	100		2ND STORY ADD/3 BDR, 2 B
16600		06-06-2003	RS	Residential					30X30 GARAGE

LAND LINE VALUATION SECTION		Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd	Nbhd Adj	Notes
B		1010	Single Family	RU40		43,560 SF	2.66	1.00000	5	1.00	65	1,100	
1		1010	Single Family	RU40		1,520 AC	8,000	1.00000	0	1.00	65	1,100	
Total Card Land Units						2,520 AC							
Parcel Total Land Area						2,520 AC							
Total Land Value													130,800

APPRaised VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised Xr (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
Appraised Bldg. Value (Card)		348,500					348,500
Appraised Xr (B) Value (Bldg)			43,800				43,800
Appraised Ob (B) Value (Bldg)				0			0
Appraised Land Value (Bldg)					523,100		523,100
Special Land Value							
Total Appraised Parcel Value						523,100	

VISIT/CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
Date		12-07-2020	HH			40	No change
		08-24-2020	MK			29	Field Review
		04-14-2020	FS	03		09	Refused Measure/Int Insp-N
		07-27-2015	KL			29	Field Review
		03-16-2012	KC	05	6	50	BAA Change
		03-05-2012	JS			46	Photo
		10-07-2011	KC	02	1	09	Refused Measure/Int Insp-N



CONSTRUCTION DETAIL (CONTINUED)

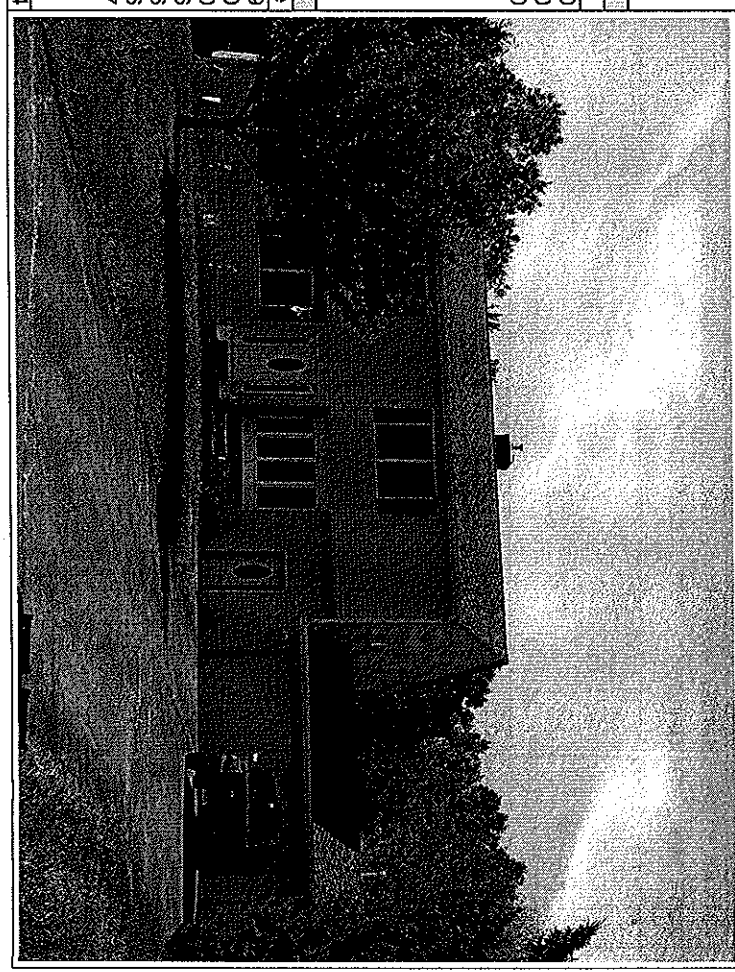
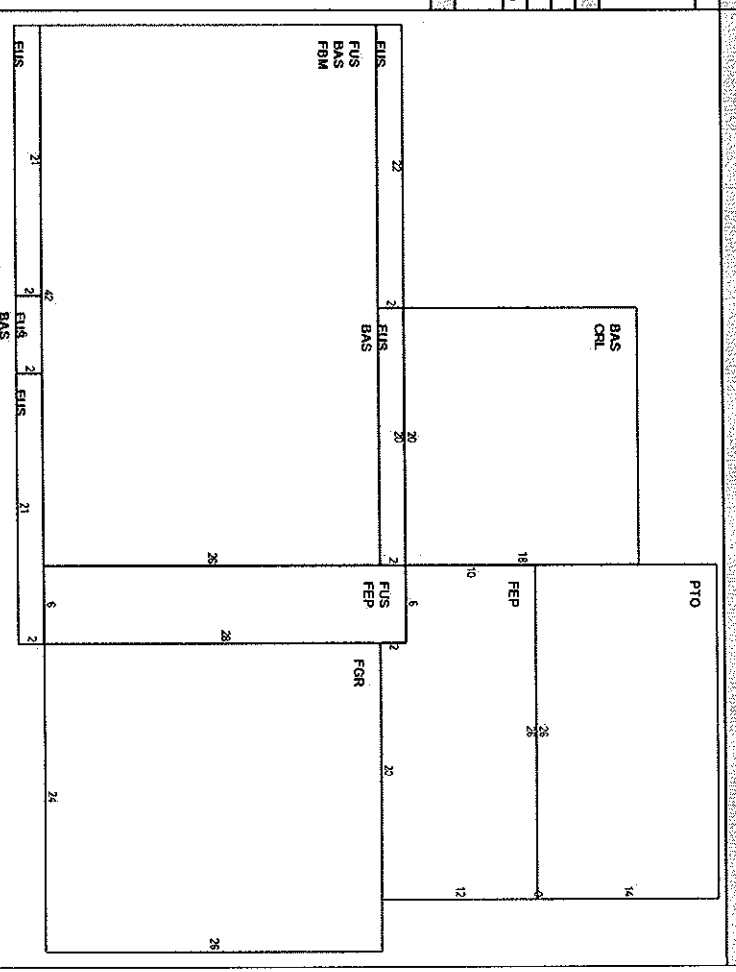
Element	Cd	Description	Element	Cd	Description
Style: 03		Colonial			
Model: 01		Residential			
Grade: B-					
Stories: 2					
Occupancy 1		Vinyl Siding			
Exterior Wall 1 25					
Exterior Wall 2 03		Gable			
Roof Structure: 03		Asphalt			
Roof Cover 05		Drywall			
Interior Wall 1 12		Hardwood			
Interior Fir 1 14		Carpet			
Interior Fir 2 02		Oil			
Heat Fuel 05		Hot Water			
Heat Type: 03		Central			
AC Type: 04		4 Bedrooms			
Total Bedrooms 3		1 Half Bath			
Total Bathrooms 1		9 Rooms			
Total Half Baths 2		Average			
Total Xtra Fixts 9		Average			
Total Rooms: 02					
Bath Style: 02					
Kitchen Style: Average					
Whirlpool Tub					
Fireplaces 1					

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

Code	Description	VB	Units	Unit Price	Yr Bilt	Cond	Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	Shed Frame	L	196	13.00	1979	P		10	C	1.00	300
SPL2	Ingr Pool-Vinyl	L	512	37.00	1979	A		50	C	1.00	9,500
FGR1	Garage-Avg	L	1,296	35.00	2003	G		75	C	1.00	34,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
BAS	First Floor	1,504	1,504	1,504	91.30	137,319
CRL	Crawl Space	0	360	0	0.00	0
FBLM	Basement, Finished	0	1,092	491	41.05	44,830
FEP	Porch, Enclosed	0	468	281	54.82	25,656
FGR	Garage	0	624	250	36.58	22,826
FUS	Upper Story, Finished	1,440	1,440	1,440	91.30	131,476
PTO	Patio	0	364	36	9.03	3,287
TL Gross Liv / Lease Area		2,944	5,852	4,002		365,394



2020-026



Town of Wallingford, Connecticut

Ian 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: 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**

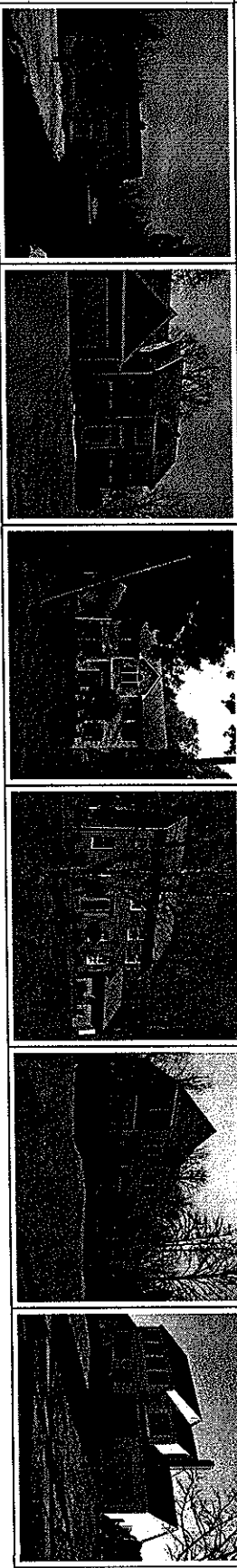
Recommendation:

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**

2020-020

WALLINGFORD, CT

PROPERTIES	SUBJECT PARCEL	COMPARABLE #1	COMPARABLE #2	COMPARABLE #3	COMPARABLE #4	COMPARABLE #5
Mblu Location Prc Assng Dist Primary Use Parcel Value Sale Date Sale Price Adjusted Price	123 CHIMNEY HILL RD 13/11/12/11 65 1010 523,100	6 BROCKETT RD 12/11/36/11 65 1010 473,900 03-25-2020 448,000 00	8 CRYSTAL LN 21/11/38/11 65 1010 494,500 01-23-2019 510,000 00	24 CASSELLA DR 22/11/59/11 65 1010 441,900 10-11-2018 591,000 00	8 PLATT DR 13/11/55/11 65 1010 460,100 09-30-2020 520,000 00	18 BUTTONWOOD CIR 22/11/27/11 65 1010 446,200 09-28-2020 437,000 00
BUILDING ATTRIBUTES		Adjustments	Adjustments	Adjustments	Adjustments	Adjustments
Effective Year Built	2000	2003.00	2004.00	2003.00	2007.00	2007.00
Area Effective	4002	3939.00	3827.00	3561.00	3477.00	3361.00
Prc Assng Dist	65	65	65	65	65	65
Grade:	B-	B	B	B-	B	B-
Style Desc	Colonial	Colonial	Colonial	Colonial	Colonial	Colonial
Appraised Bldg Value	348,500	333,900	326,500	292,300	320,500	308,600
		14,600	22,000	56,200	28,000	39,900
Total Appraised Extra Feat	00	00	00	00	00	00
Total Appraised Outbdg	43,800	18,500	38,200	30,300	17,900	13,400
		25,300	5,600	13,500	25,900	30,400
LAND ATTRIBUTES						
Site Index	5	5	5	5	5	5
Condition Factor	1.00	1.00	1.00	1.00	1.00	1.00
Total Appraised Land	130,800	121,500	129,800	119,300	121,700	124,200
		9,300	1,000	11,500	9,100	6,600
VALUE SUMMARY						
Net Adjustments		49,200	28,600	81,200	63,000	76,900
Adjusted Price		16,71	09,71	27,58	21,4	26,12
Appraised Prices/SF		160.97	167.97	150.1	156.28	151.56



Final Value : 533,000

Due 2/19



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

APPLICATION

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

FILED RESSOR
15 FEB 21 PM 4:30

HEARING DATE: _____

Property Owner:	<u>Victoria Krasowski</u>
Name of property Owner	<u>35 Yalesville square</u>
Mailing Address	<u>230 MAIN ST #35</u>
City, State, Zip	<u>Wallingford Ct 06492</u>
Phone	<u>203-215-3416</u>

Appellant (if other than owner):	_____
Name of Owner's Agent	_____
Mailing Address	_____
City, State, Zip	_____
Phone	_____

Appellant's Capacity Owner Owner's Agent
(If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.)

Victoria L. Krasowski
Print applicant name and date

Victoria P. Krasowski
Applicant signature

Fill out only the section for the property type under appeal.

Motor Vehicle: Year _____ Make /Model: _____ Plate# _____ Mileage _____

Real Estate: 35 Yalesville Square (230 main st #35 yalesville)
(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?: \$ 80,000 - 82,000

Briefly state the basis of the Appeal: In comparison with similar mobile homes in my park, along with Age of the unit, Square Footage & general Depreciation of mobile homes

see back

I Feel my Assessment is too high. In 2015 After review the Assmt

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 knowledge and belief.

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

Assessment Appeals

Continued:

In 2015
The Assessment was
reevaluated and dropped
From it's original \$68,100 to
\$61,300.

Having done no major
Renovations, Additions etc &
Considering Age, similar
Yalesville Sq properties &
General depreciation of
mobile homes, I believe
the latest Assessment is
Also too high & should be
dropped. I do not believe
that my 20 yr old mobile
home has a market value of
\$95,400. nor should the
Assessment be as high as it is.

ons

essor has the right to an appeal before
ppeals.

(A) at one of its March or September
otor Vehicle Appeals. All other matters must

ber meeting in a local newspaper (Record-
yers should appear with their vehicle and/or
andled on a first-come, first-serve basis.

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

on time)
o appeal
t appear as your representative - (Written

er time is available
appointment, you or your agent must appear

of your claim
concerning your property
tographs, reports, etc.)
ment of your property

ended
es will be applied
appeal is pending
er unless otherwise requested in writing by

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.

Connecticut General Statutes

Section

- 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.

CURRENT OWNER
 KRASOWSKI VICTORIA L
 230 MAIN ST LOT #35
 YALESVILLE CT 06492

UTILITIES
 1 Paved
 2 Public Water

STRT / ROAD
 2 Suburban

LOCATION
 2 Suburban

CURRENT ASSESSMENT
 Code 1-6
 Assessed 66,800
 Appraised 95,400

SUPPLEMENTAL DATA
 Alt Pct ID 059001001035
 Census: 1756
 Old MBLU 059001001041
 TC MAP #
 Record Lot
 GIS ID 7022

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC
1498	0509		06-30-2014	U	I	0	08
1373	0749		11-20-2009	Q	I	115,500	00
0989	1093		06-05-2001	Q	I	70,975	00
0890	0457		04-27-1998			6,000	
0890	0456		04-27-1998			0	
Total							

EXEMPTIONS		Amount	Description	Number	Amount	Comm Int
Year	Code					
Total		0.00				

ASSESSING NEIGHBORHOOD		Batch
Nbhd	B	Tracing
0001		

MT SHED = NV
 I/A-2020

OTHER ASSESSMENTS		Amount	Description	Number	Amount
Year	Code				
Total		66800		61500	61500

This signature acknowledges a visit by a Data Collector or Assessor

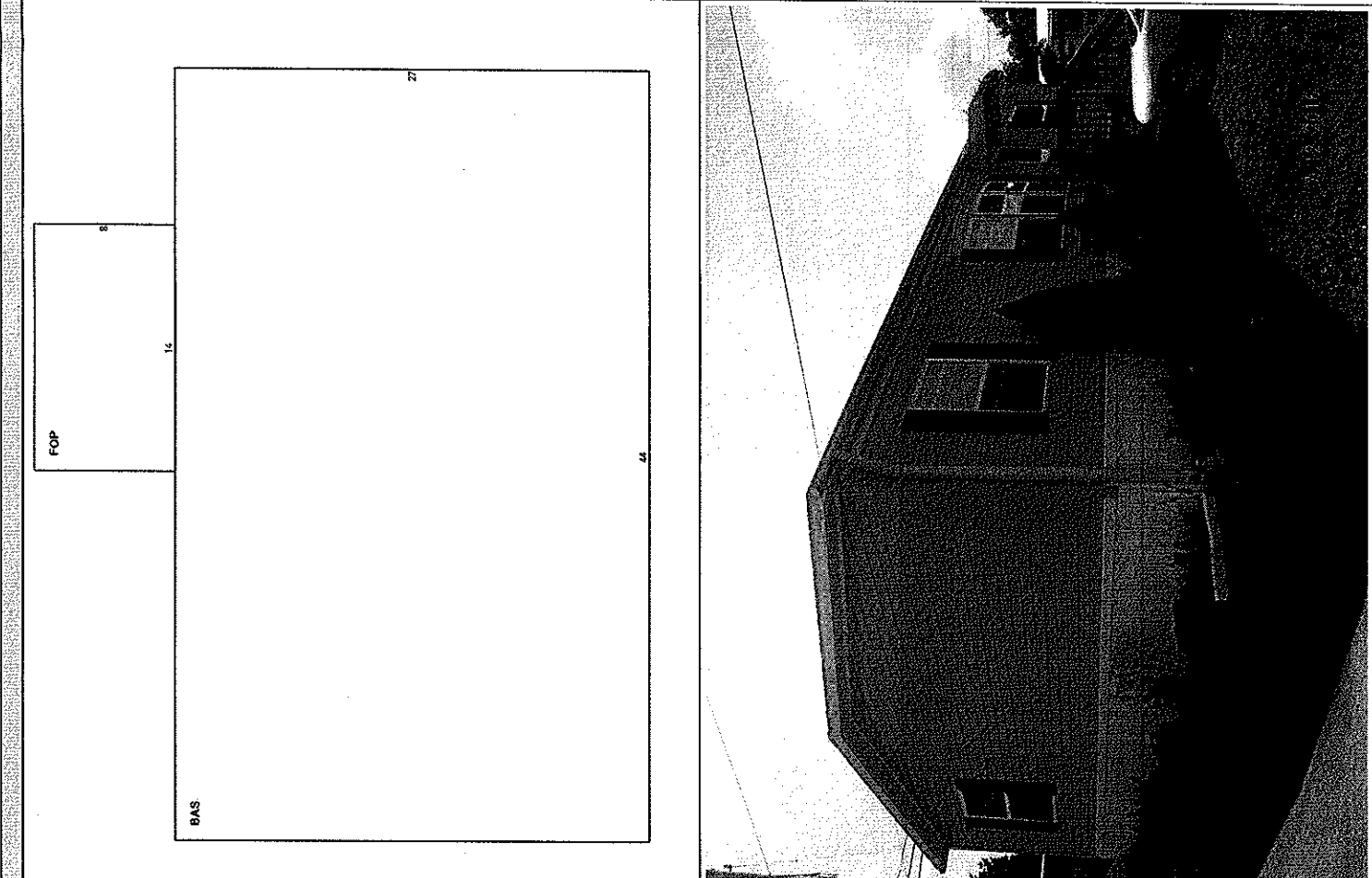
APRAISED VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
		95,400	0	0	0	0	95,400
Valuation Method							C
Total Appraised Parcel Value							95,400

BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments
Permit Id	Issue Date					

VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
09-01-2020	V	DM - No Change					
08-24-2020	MK	Field Review					
02-14-2020	ID	Measur+Listed					
07-12-2016	TH	Inspection Requested		07			
08-17-2015	KL	Field Review					
04-23-2015	V	2015 DM - Change					
07-20-2010	SR	Sales Review					

LAND LINE VALUATION SECTION		Zone	Description	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
B	Use Code	DD4	Mobile Hom MD		0 SF	0	1.00000	5	1.00	M	1.000		0.0000	0	0
Total Card Land Units				0 SF											0
Total Land Area				0.0000											0

VISION
 WALLINGFORD, CT



CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)									
Element	Cd	Element	Description								
Style:	20		Mobile Home								
Model	07		Mobile Condo								
Grade	B-										
Stories:	1		1 Story								
Occupancy	1										
Interior Wall 1:	05		Drywall								
Interior Wall 2:											
Interior Floor 1	14		Carpet								
Interior Floor 2	06		Linoleum								
Heat Fuel:	03		Gas								
Heat Type:	04		Forced Air-Duc								
AC Type:	03		Central								
Ttl Bedrms:	03		3 Bedrooms								
Ttl Bathrms:	1		2 Full Baths								
Ttl Half Bths:	1										
Xtra Fixtres	1										
Total Rooms:	5										
Bath Style:	02		Average								
Kitchen Style:	02		Average								
Whirlpool											
Fireplaces											
		Parcel Id	137212								
		Code	Gopolians Park								
		Adjust Type	1								
		Condo Fir	DW Mod								
		Condo Unit	1								
		Factor%	131								
		Factor%	100								
		COST//MARKET VALUATION									
		Building Value New	120,762								
		Year Built	2001								
		Effective Year Built	A								
		Depreciation Code	21								
		Remodel Rating	0								
		Year Remodeled	0								
		Depreciation %	1								
		Functional Obsol	79								
		External Obsol	95,400								
		Trend Factor									
		Condition									
		Condition %									
		Percent Good									
		Cns Sect Rcnld									
		Dep % Ovr									
		Dep Ovr Comment									
		Misc Imp Ovr									
		Misc Imp Ovr Comment									
		Cost to Cure Ovr									
		Cost to Cure Ovr Comment									
		OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)									
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
BAS	First Floor	1,188	1,188	1,188	91.68	108,910					
FOP	Porch, Open	0	112	22	18.01	2,017					
Ttl Gross Liv / Lease Area		1,188	1,300	1,210	110,927						



Town of Wallingford, Connecticut

Ian 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**

2020-016

WALLINGFORD, CT

PROPERTIES	SUBJECT PARCEL	COMPARABLE #1	COMPARABLE #2	COMPARABLE #3	COMPARABLE #4	COMPARABLE #5
Mblu Location Prcessing Dist Primary Use Parcel Value Sale Date Adjusted Price	62111/19/35/ 35 VALESVILLE SQUARE 0001 103U 95,400	62111/15/12/ 12 LORINGS 0001 103U 103,200 03-29-2019 95,000 00	62111/15/16/ 16 LORINGS 0001 103U 114,500 07-16-2020 129,000 00	62111/19/146/ 46 VALESVILLE SQUARE 0001 103U 104,700 09-17-2019 92,000 00	62111/19/51/ 51 VALESVILLE SQUARE 0001 103U 114,500 04-22-2019 69,000 00	62111/15/31/ 33 LORINGS 0001 103U 179,200 11-15-2018 138,500 00
TI Bedrms: Description Effective Area Effective Year Built Model Desc Appraised Bldg Value	03 Gopoians Park 1210 1999 Mobile Condo 95,400	2 Lorrings Park 1118,00 2001 00 Mobile Cond 102,900	2 Lorrings Park 1376,00 1995,00 Mobile Cond 113,900	2 Gopoians P 1065,00 2006,00 Mobile Cond 104,700	2 Gopoians P 1195,00 2008,00 Mobile Cond 114,500	3 Lorrings Park 1867,00 2018,00 Mobile Cond 179,200
Adjustments						
LAND ATTRIBUTES						
Site Index Condition Factor Total Appraised Land	5 1,00 00	5 1,00 00	5 1,00 00	5 1,00 00	5 1,00 00	1,00 00 00
VALUE SUMMARY						
Net Adjustments Adjusted Price Adjusted Price/SF Appraised Price/SF	-7,800 -7,800 -06.57 86.87	-19,100 -19,100 -16.08 96.38	-9,300 -9,300 -07.83 88.13	-19,100 -19,100 -16.08 96.38	-83,800 -83,800 -70.54 150.84	

Final Value : 57,200





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

2020-115

Hearing No. 2020-115 APPLICATION

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

HEARING DATE: _____

Property Owner: C2 Land LP c/o Clarion Partners
Name of property Owner: 1717 McKinney Avenue, Suite 1900
Mailing Address: Dallas, TX 75202
City, State, Zip: 678-686-2972
Phone: _____

Appellant (if other than owner): Rob Unkle, Altus Group U.S. Inc.
Name of Owner's Agent: 20 Wight Avenue, Suite 200
Mailing Address: Hunt Valley, MD 21030
City, State, Zip: 410-336-8051
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.)

Rob Unkle, Altus Group U. S. Inc. 02/19/2021

[Signature]

Print applicant name and date

Applicant signature

Fill out only the section 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/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?: \$ 8,300,000

Briefly state the basis of the Appeal: Current fair market value appears excessive given the current economic conditions, current income and expenses, and supported by the cost approach. Please see attached supporting documentation.

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

Print Name

Motion: _____

Voting Record Initials

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

A dark banner with white text. On the left, "COVID-19" is written vertically next to a white arrow pointing right. The main text reads "STATE & LOCAL TAX GUIDANCE for the Coronavirus Pandemic" in a bold, sans-serif font. Below this, it says "Updates on the guidelines as they are made available." On the right side, there is a button that says "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 communications regarding values and/or appeals on the attached accounts/parcels.

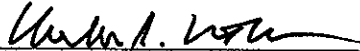
Signed the 14 day of January, 2021

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: 
Charles R. Lathem
President

STATE OF TEXAS

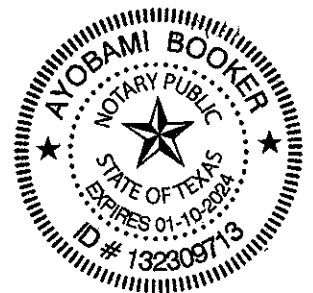
COUNTY OF DALLAS

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 January, 2021


Notary Public

My Commission Expires: 1/10/2024

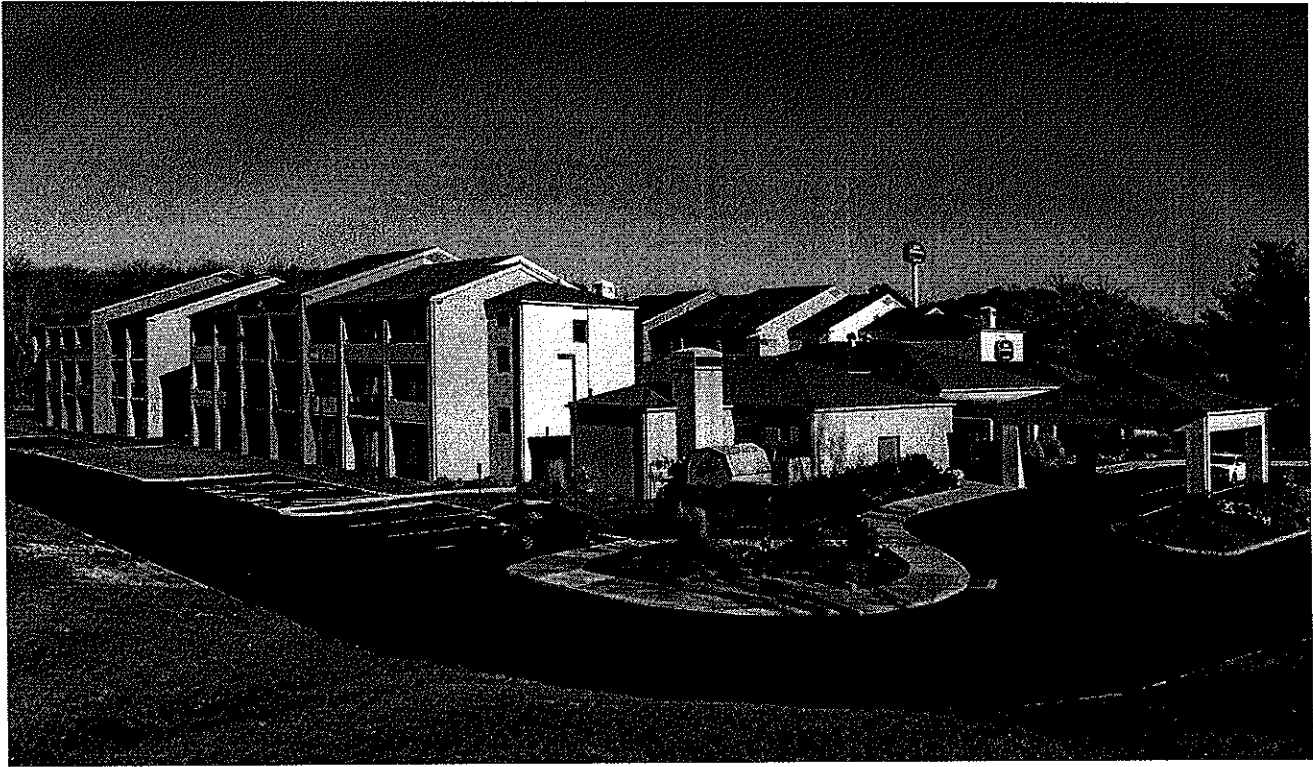


C2 Land LP c/o Clarion Partners - Account Listing

Client	Prop	Account	Address1	Assessor	State
Clarion Partners	WALLINGFORD CY	14619	600 Northrop Rd	Wallingford Town	CT

ALTUS GROUP - HOSPITALITY

REAL ESTATE CONSULTANTS



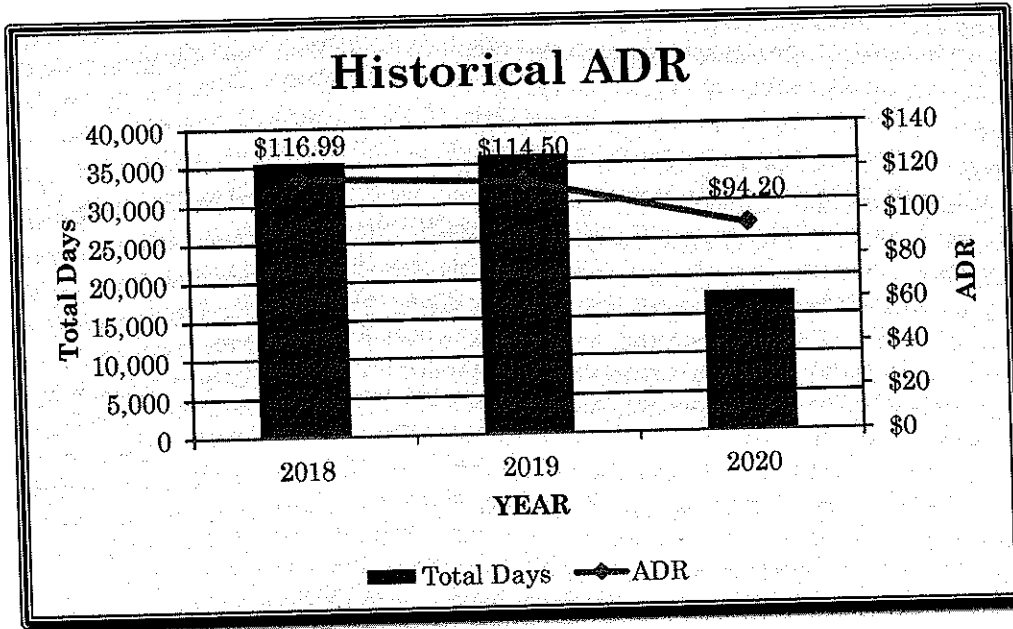
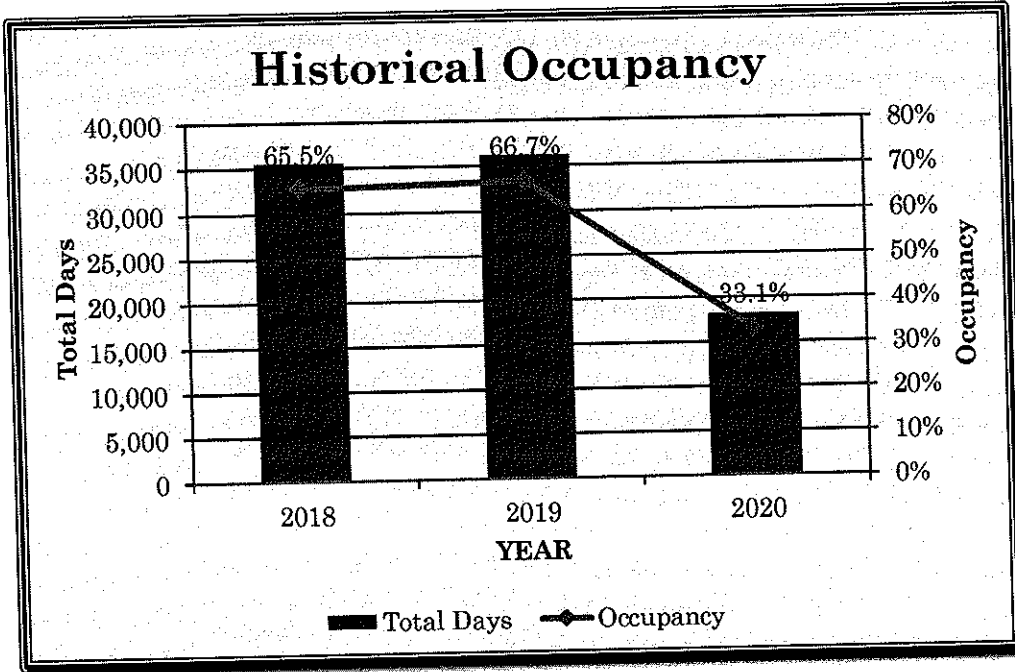
COURTYARD WALLINGFORD
600 NORTHROP ROAD
WALLINGFORD, CT 06492

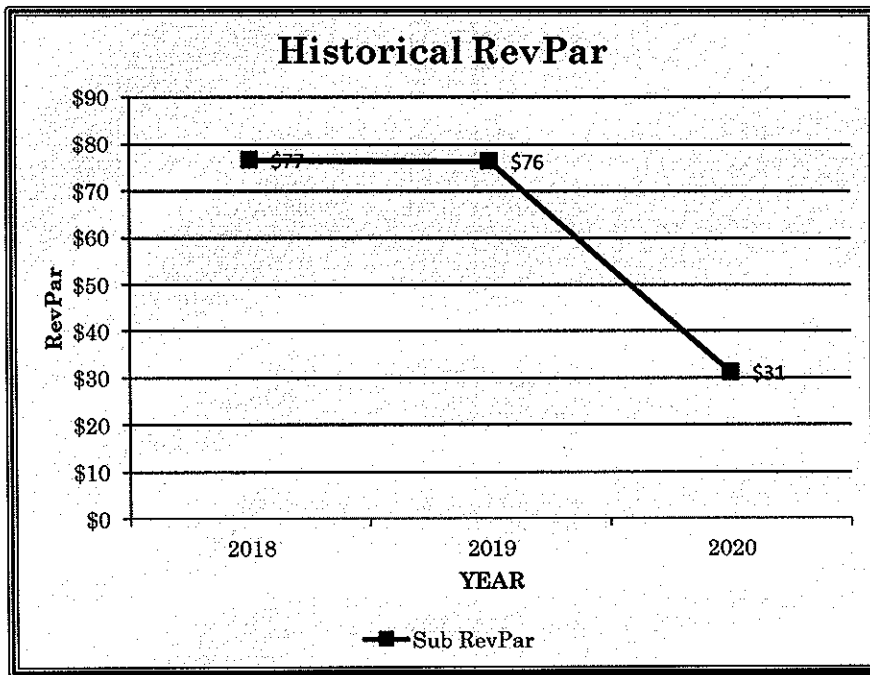
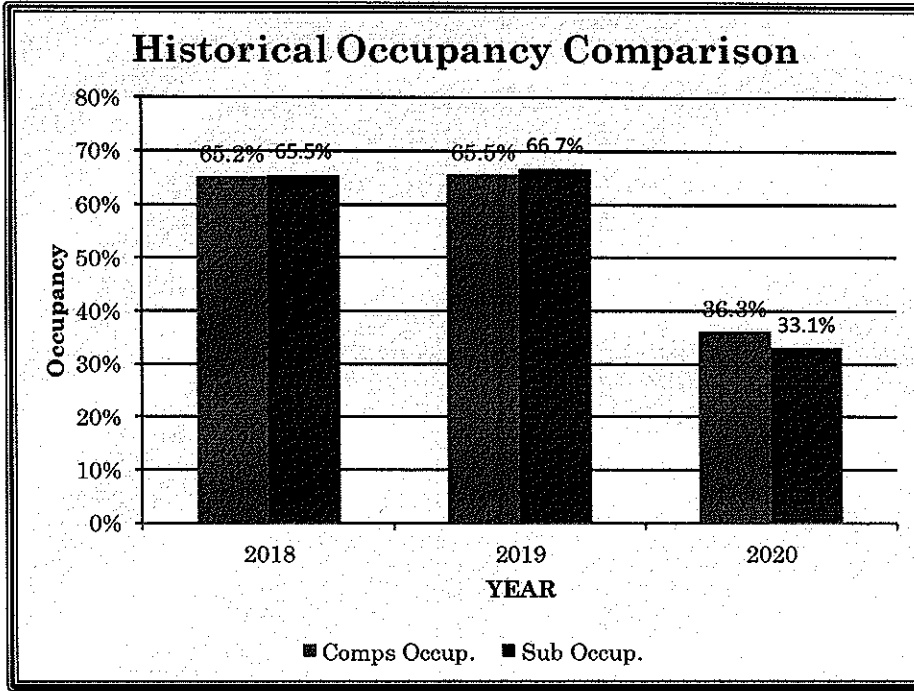
AS OF: OCTOBER 1, 2020
PARCEL NUMBER: M0029000

20 WIGHT AVENUE, SUITE 200, HUNT VALLEY, MD 21030
(410) 568-0790

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	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.

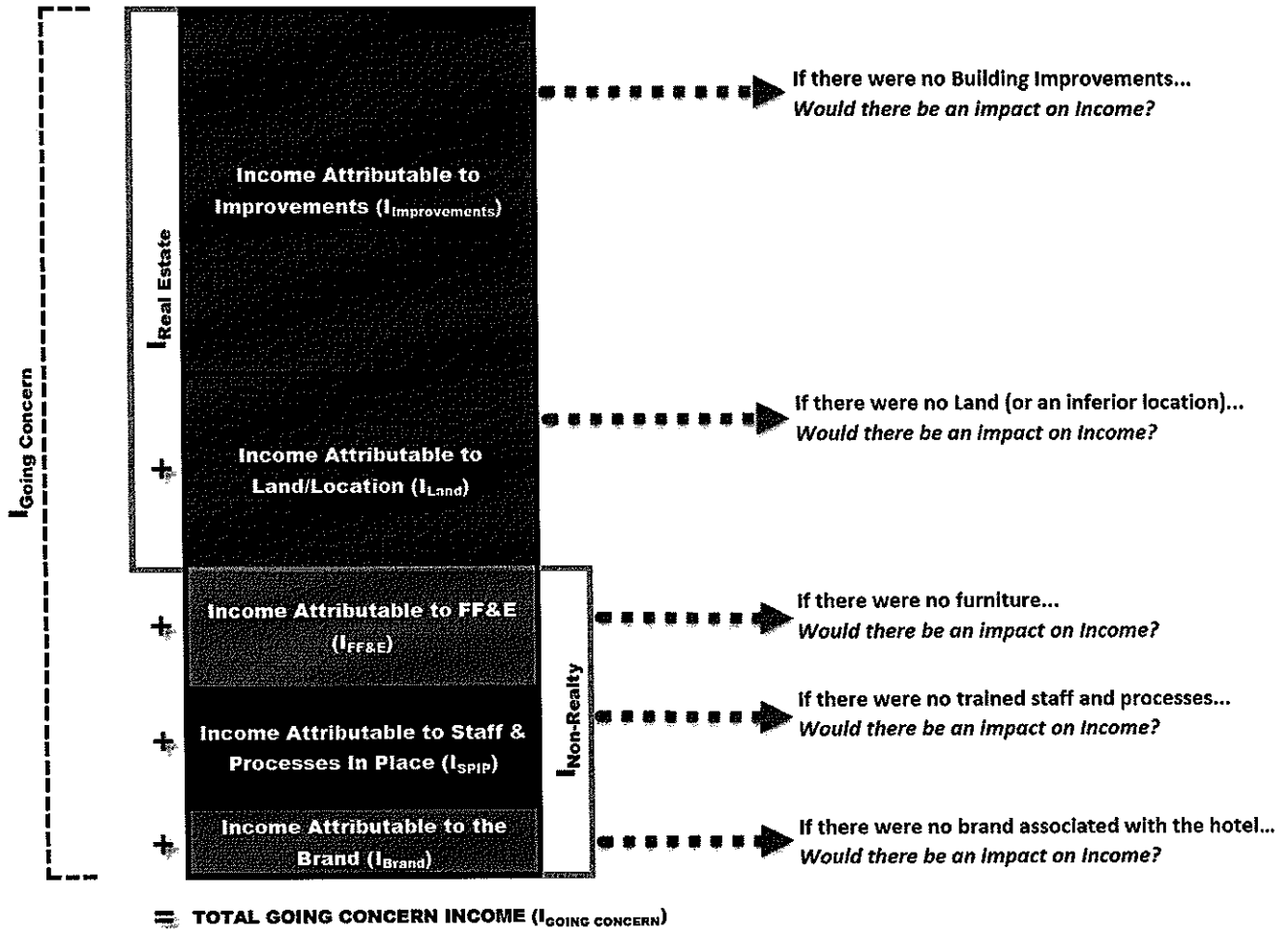
The valuation methodology employed by Altus Group extracts income attributable to the non-realty assets (both tangible and intangible) from the total income of the going concern. The underlying logic behind our premise is simple; if an owner is willing to write a check for an item, then their income 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 real estate 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



**It is important to note that all of our references to Income or I_o 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.¹ 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."² (*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
Entrepreneurial 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

¹ 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.

² 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."³ 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.⁴

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."⁵ 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%.⁶

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:

³ Dowell, Bernice T. "Hotel Investment Analysis: In Search of Business Value." *Assessment Journal*, 10738568, Mar/Apr97, Vol. 4, Issue 2.

⁴ See: "Separating Real and Personal Property from Intangible Business Assets" 9-17.

⁵ 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.

⁶ Eric E. Belfrage, MAI, "Business Value Allocation in Lodging Valuation", *The Appraisal Journal*, July 2001, Print, Pages 278-280.

Differential in Operating Expenses between Franchise vs. Independent (Independent OPEX - Franchise OPEX)						
	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: Wallingford 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		\$76.60		\$73.51	
Potential Room Nights	54,534		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, 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%	\$3,351,881	74.49%
Net Operating Income (NOI) to the Going 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	\$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	\$1,594,000
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.

MARSHALL SWIFT COST MANUAL	
Type	<u>Hotels: Limited Service</u>
M&S Reference	Section 11 Page 22
Class Construction	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	<u>1.140</u>
Adjusted Base Cost	\$145.19
Dollar Adjusted Base Cost	\$145.00

<i>Cost Analysis for Wallingford Cy</i>		<i>Replacement Cost</i>	
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	
	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	<u>\$4,519,167</u>
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 4th Quarter Situs Real Estate Research Report (RERC) and the 3rd Quarter Price Waterhouse Cooper (PwC) Real Estate Investor Survey.

REGION - HOTEL - RERC 4TH 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 Investor Survey	
Quarter-Year	National Limited Service Hotel
3rd Qtr 2017	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 Qtr 2020	7.00%-12.00% 9.50%

Marriott International, Inc.
MSB P&L Report
31 - Courtyard NA Mgt / 3111FS - Wallingford
For Month of December, 2020
In USD

		CURRENT MONTH				YEAR TO DATE				LAST YEAR			
ACTUAL	POPPAR %REV	ACT vs BUD \$ (B/W)	POPPAR %REV	% INCI DEC	ACT vs BUD \$ (B/W)	POPPAR %REV	% INCI DEC	ACT vs LY \$ (B/W)	POPPAR %REV	ACT vs LY \$ (B/W)	POPPAR %REV	% INCI DEC	
91,094	83.50	222,704	115.03	-50.1%	231,486	104.55	-68.7%	2,986,370	123.34	4,852,446	123.34	-51.8%	
44,718	51.2%	133,003	64.8%	-63.9%	175,721	63.6%	-74.3%	1,912,027	73.0%	3,064,847	73.0%	-52.4%	
(23,682)	-26.0%	27,083	12.2%	-187.4%	60,622	27.7%	-129.4%	1,812,027	39.6%	1,912,027	39.6%	-81.6%	
23.0%	41.9%	18.4	-18.4%	-18.8%	59.8%	-36.3	-124.4%	66.7%	-33.8	66.7%	-33.8	-17.7%	
80.38	-18.6%	99.02	-18.6%	-54.4%	91.74	-11.36	-46.5%	114.50	-20.30	114.50	-20.30	-50.1%	
18.82	41.50	-22.59	-54.4%	-59.1%	54.86	-35.84	-68.7%	76.35	-45.16	76.35	-45.16	-50.1%	
18.72	48.21	-28.49	-59.1%	-167.4%	63.11	-43.38	-129.4%	88.88	-55.00	88.88	-55.00	-81.6%	
-5.13	5.86	-10.89	-187.4%	-187.4%	17.45	-22.58	-129.4%	35.18	-28.76	35.18	-28.76	-81.6%	
-26.0%	12.2%	-38.2	-187.4%	-187.4%	27.7%	-53.7	-129.4%	39.6%	-20.7	39.6%	-20.7	-81.6%	
1.40	61.4%	1.61	13.2%	-3.2%	48.0%	-43.7	-129.4%	47.7%	1.45	47.7%	1.45	8.6%	
1.091	1.93	1.93	43.6%	-60.9%	1.36	-1.36	-3.2%	1.45	1.45	1.45	1.45	8.6%	
1.987	1.93	1.93	-43.9%	-80.9%	2.768	-80.9%	-60.9%	36.515	-46.3%	36.515	-46.3%	-50.5%	
4.919	4.919	4.919	0.0%	0.0%	4.619	0.0%	0.0%	54.385	0.0%	54.385	0.0%	0.3%	
87,377	80.09	191,708	89.02	-54.4%	253,390	90.89	-65.5%	2,451,472	113.72	4,152,370	113.72	-59.0%	
1,048	0.96	25,439	13.14	-85.9%	29,411	10.55	-86.4%	515,249	13.88	652,093	14.11	-83.0%	
2,104	1.93	4,066	1.91	-48.2%	6,567	2.38	-68.0%	86,785	2.21	86,785	2.21	-42.3%	
565	0.52	1,491	0.77	-82.1%	2,117	0.76	-73.3%	34,042	0.81	34,042	0.81	-81.7%	
91,094	83.50	222,704	115.03	-50.1%	231,486	104.55	-68.7%	2,986,370	123.34	4,852,446	123.34	-51.8%	
401	0.37	929	0.48	58.9%	1,132	0.41	64.6%	16,696	0.56	21,351	0.56	78.2%	
71	0.07	232	0.12	89.3%	25	(46)	-181.7%	3,489	0.10	3,489	0.10	39.3%	
453	0.42	348	(106)	-30.1%	580	127	0.21	6,895	0.86	6,895	0.86	50.5%	
788	0.70	1,917	0.99	60.0%	2,168	1,400	0.76	36,184	0.99	36,184	0.99	67.8%	
0	0.00	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0	0.00	0.0%	
0	0.0%	0	0.0%	0.0%	0	0.00	0.0%	0	0.00	0	0.00	0.0%	
219	0.00	653	0.3%	66.7%	1,409	0.8%	84.4%	12,183	0.3%	12,183	0.3%	47.7%	
860	1.0%	3,385	1.6%	74.4%	5,648	2.2%	64.8%	95,891	2.3%	95,891	2.3%	70.7%	
0	0.00	0	0.00	0.0%	0	0.00	0.0%	4,720	0.09	4,720	0.09	100.0%	
2,105	0.46	2,310	0.50	8.9%	2,386	282	0.52	26,588	0.50	26,588	0.50	26.3%	
21,781	24.9%	38,383	18.602	43.3%	45,655	23,874	18.0%	617,168	14.9%	617,168	14.9%	51.0%	
215	0.2%	1,091	0.8%	80.3%	1,620	1,405	0.8%	28,272	0.7%	28,272	0.7%	78.8%	
15,967	72.0%	16,622	655	42.1%	19,635	3,668	41.5%	224,157	34.7%	224,157	34.7%	27.8%	
(179)	-0.18	2,050	1.06	103.7%	(587)	(608)	-2.1	10,368	0.28	10,368	0.28	88.9%	
42,859	35.10	67,908	35.06	37.2%	79,668	37,010	28.6%	1,087,523	28.78	1,087,523	28.78	46.8%	
(1,982)	-365.0%	4,134	5.985	145.0%	568	2,450	3.6%	85,221	32.8%	85,221	32.8%	87.0%	
0	0.0%	1,588	1,588	100.0%	865	865	11.0%	26,007	19.9%	26,007	19.9%	84.8%	
0	0.0%	0	0.0%	0.0%	0	0	0.0%	0	0.0%	0	0.0%	0.0%	
0	0.0%	5,624	22.1%	100.0%	7,082	7,082	24.1%	68,751	17.4%	68,751	17.4%	80.7%	
0	0.0%	260	260	100.0%	385	385	1.3%	4,924	1.0%	4,924	1.0%	93.4%	
0	0.0%	378	378	100.0%	378	378	1.3%	9,349	1.9%	9,349	1.9%	93.4%	
1	0.0%	2,871	2,871	100.0%	3,055	3,055	38.9%	41,105	39.3%	41,105	39.3%	67.1%	
413	32.4%	3,937	3,174	14.1%	3,129	2,718	10.6%	50,088	13.3%	50,088	13.3%	77.0%	
(1,448)	-136.2%	18,439	18,887	72.5%	15,462	16,910	82.6%	317,068	61.5%	317,068	61.5%	80.0%	
1,465	70.6%	2,978	51.1%	26.5%	1,958	473	29.8%	18,516	51.1%	18,516	51.1%	44.8%	
0	0.0%	0	0.0%	0.0%	0	0	0.0%	0	0.0%	0	0.0%	0.0%	
0	0.0%	0	0.0%	0.0%	0	0	0.0%	0	0.0%	0	0.0%	0.0%	

31 - Courtyard NA Mgd / 311F5 - Wallingford
For Month of December, 2020
In USD

ACTUAL	POR/PAR % REV	CURRENT MONTH			ACT VS LY \$ B/W	POR/PAR %REV	% INC/ DEC	OPERATING RESULTS	ACTUAL	POR/PAR % REV	BUDGET	YEAR TO DATE			ACT VS LY \$ B/W	POR/PAR %REV	% INC/ DEC	
		BUDGET	ACT VS BUD \$ B/W	POR/PAR %REV								LAST YEAR	ACT VS BUD \$ B/W	POR/PAR %REV				% INC/ DEC
(23,652)	-26.0%	27,083	(50,766)	12.2%	-187.4%	27.7%	-120.4%	GROSS OPERATING PROFIT	348,880	18.9%	1,531,892	(1,183,112)	35.2%	1,912,027	(1,583,147)	39.8%	-81.6%	
5,495	6.0%	13,362	7,897	8.0%	59.1%	6.0%	68.7%	Basic Management Fees	110,765	6.0%	260,320	150,156	8.0%	238,947	179,162	6.0%	61.8%	
0	0.0%	0	0	0.0%	0.0%	0.0%	0.0%	System Fees	0	0.0%	0	0	0.0%	0	0	0.0%	0.0%	
0	0.0%	0	0	0.0%	0.0%	0.0%	0.0%	Franchise Fees	0	0.0%	0	0	0.0%	0	0	0.0%	0.0%	
0	0.0%	0	0	0.0%	0.0%	0.0%	0.0%	Incentive Management Fees	0	0.0%	0	0	0.0%	0	0	0.0%	0.0%	
5,495	6.0%	13,362	7,897	6.0%	59.1%	6.0%	68.7%	TOTAL MANAGEMENT FEES	110,765	6.0%	260,320	150,156	6.0%	238,947	179,162	6.0%	61.8%	
(20,148)	-32.0%	13,721	(42,884)	8.2%	-312.4%	21.7%	-148.2%	INCOME BEFORE NON-OP INC & EXP	238,115	12.9%	1,271,072	(1,032,956)	29.2%	1,622,080	(1,383,965)	33.3%	-85.3%	
19,231	21.2%	19,291	0	8.7%	0.0%	6.1%	-8.5%	NON-OP INC & EXP DETAIL	222,392	12.0%	231,467	9,105	5.3%	211,287	(11,114)	4.4%	-5.3%	
919	1.0%	1,010	82	0.5%	9.1%	0.3%	8.7%	Real Estate Tax	11,552	0.6%	12,125	573	0.3%	11,987	515	0.2%	2.7%	
0	0.0%	0	0	0.0%	0.0%	0.0%	0.0%	Property Tax	(10)	0.0%	0	10	0.0%	(10)	(28)	0.0%	-100.0%	
0	0.0%	0	0	0.0%	0.0%	0.0%	0.0%	Prior Year Adj Tax	5,723	0.3%	13,118	7,396	0.3%	13,169	7,446	0.3%	56.3%	
262	0.3%	672	389	0.3%	58.0%	0.0%	0.0%	Guest Accidents	180,803	10.3%	194,368	3,468	4.5%	182,689	1,766	4.0%	0.9%	
16,197	17.8%	16,197	0	7.3%	0.0%	8.0%	6.8%	Casualty Insurance	34,152	1.8%	80,450	48,298	1.8%	84,085	49,832	1.7%	59.4%	
1,885	1.9%	4,120	2,435	1.9%	-30.0%	2.8%	29.4%	Land Rent	9,751	0.5%	11,031	1,280	0.3%	11,031	1,280	0.2%	11.6%	
1,598	0.35	881	(737)	0.18	-85.6%	0.0%	-22.2%	Chain Payments	15,149	0.28	8,513	(6,636)	0.18	-77.9%	(12,171)	(2,978)	0.0%	-38.2%
112	0.1%	0	(112)	0.0%	0.0%	0.0%	0.0%	Property Insurance	(7,308)	-0.4%	0	0	0.0%	0	0	0.0%	0.0%	
2,043	2.2%	2,941	898	1.9%	30.5%	0.4%	-97.7%	Overhead Sales Tax	18,915	1.0%	37,558	18,643	0.8%	38,785	20,870	0.8%	52.4%	
33	-0.0%	0	(33)	0.0%	0.0%	0.1%	79.5%	Prior Year Adjustment	502,385	27.2%	588,855	86,268	0.14	14.7%	560,288	68,914	0.12	11.8%
43,356	47.8%	48,011	2,655	20.7%	5.8%	18.1%	7.5%	Loan Repayment/Chg Changes	682,419	35.7%	682,419	0	0.0%	0	0	0.0%	0.0%	
(72,504)	-78.8%	(32,280)	(40,214)	-14.5%	-124.5%	5.6%	-46.0%	Other Investment Factors	92,304	5.0%	217,434	(125,130)	5.0%	241,822	148,318	5.0%	61.8%	
0	0.0%	0	0	0.0%	0.0%	0.0%	0.0%	TOTAL NON-OP INC & EXP	(336,573)	-19.3%	484,985	(821,559)	10.7%	811,159	(1,187,733)	18.8%	-144.0%	
0	0.0%	0	0	0.0%	0.0%	0.0%	0.0%	EBITDA	23,925	1.32	48,810	24,885	1.45	52,935	29,010	1.45	54.8%	
0	0.0%	0	0	0.0%	0.0%	0.0%	0.0%	EBITDA Excluding Owner Expenses	15,47	0.82	15,82	0.35	2.2%	14,83	(6,54)	-3.6%	-24.6%	
0	0.0%	0	0	0.0%	0.0%	0.0%	0.0%	700323 Rent Expense R-C - P-P Taxes	190,350	2.98	171,819	41,469	3.15	172,891	42,941	3.18	24.6%	
0	0.0%	0	0	0.0%	0.0%	0.0%	0.0%	700338 Base Fees After Nhp	370,189	6.78	772,075	401,907	14.16	790,388	420,199	14.53	53.2%	
0	0.0%	0	0	0.0%	0.0%	0.0%	0.0%	700342 Other Owner Expense	7,425	0.41	8,654	29,139	1.09	49,478	33,050	1.11	81.7%	
0	0.0%	0	0	0.0%	0.0%	0.0%	0.0%	700480 Land Min Rent Exp 700480	668	0.04	10,015	9,349	0.30	10,015	9,349	0.27	93.4%	
0	0.0%	0	0	0.0%	0.0%	0.0%	0.0%	700481 Land Percentage Rent Exp	250,558	49.3%	398,282	148,736	40.0%	392,801	141,945	39.7%	36.2%	
0	0.0%	0	0	0.0%	0.0%	0.0%	0.0%	OWNER EXPENSES	250,558	49.3%	398,282	148,736	40.0%	392,801	141,945	39.7%	36.2%	
(72,504)	-78.8%	(32,280)	(40,214)	-14.5%	-124.5%	5.6%	-46.0%	REPLACEMENT RESERVE	92,304	5.0%	217,434	(125,130)	5.0%	241,822	148,318	5.0%	61.8%	
4,555	5.0%	11,135	6,580	5.0%	59.1%	5.0%	68.7%	EBITDA less REPLACEMENT RESERVE	23,925	1.32	48,810	24,885	1.45	52,935	29,010	1.45	54.8%	
(77,059)	-84.8%	(43,420)	(33,633)	-19.5%	-77.4%	0.6%	-89.6%	Key Labor Statistics	15,47	0.82	15,82	0.35	2.2%	14,83	(6,54)	-3.6%	-24.6%	
0	0.0%	0	0	0.0%	0.0%	0.0%	0.0%	Total Hours	190,350	2.98	171,819	41,469	3.15	172,891	42,941	3.18	24.6%	
0	0.0%	0	0	0.0%	0.0%	0.0%	0.0%	Average Wage Rate	370,189	6.78	772,075	401,907	14.16	790,388	420,199	14.53	53.2%	
0	0.0%	0	0	0.0%	0.0%	0.0%	0.0%	Total Management Wages	7,425	0.41	8,654	29,139	1.09	49,478	33,050	1.11	81.7%	
0	0.0%	0	0	0.0%	0.0%	0.0%	0.0%	Total Hourly Wages	668	0.04	10,015	9,349	0.30	10,015	9,349	0.27	93.4%	
0	0.0%	0	0	0.0%	0.0%	0.0%	0.0%	Total Overtime Premium	250,558	49.3%	398,282	148,736	40.0%	392,801	141,945	39.7%	36.2%	
0	0.0%	0	0	0.0%	0.0%	0.0%	0.0%	Total Service Charge Distribution	250,558	49.3%	398,282	148,736	40.0%	392,801	141,945	39.7%	36.2%	
23,180	81.2%	26,330	3,146	39.5%	12.0%	34.5%	3.7%	Total Benefits	250,558	49.3%	398,282	148,736	40.0%	392,801	141,945	39.7%	36.2%	

**CLARION PARTNERS
 CBM JOINT VENTURE LIMITED PARTNERSHIP
 CURRENT YEAR PROJECTED OPERATING CASH FLOWS - NEW HAVEN WALLINGFORD**

	November 2019 - October 2020 Actual
Revenues:	
Rooms	\$2,152,886
F&B (Incl Market)	219,933
Other	20,659
	<u>2,393,478</u>
Department Expenses:	
Rooms	656,560
F&B (Incl Market)	132,324
Other	-
	<u>788,884</u>
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
	<u>961,062</u>
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	11,728
Ground Rent	194,369
Chain Services	46,356
Insurance	18,882
Lease Payments	9,287
Non-Operating Expense	1,659
FF&E Loan Repayment	16,997
	<u>781,907</u>
Operating Profit	(138,375)
Addbacks:	
C2 Land Ground Rent	194,369
FF&E Loan Repayment	16,997
	<u>211,366</u>
Net Operating Profit	<u><u>72,991</u></u>

Mariott International, Inc.
MSE P&L Report
31 - Courtyard VA Mid / 311F5 - Wallingford
For Month of December, 2018
In USD

Number of Rooms: 148

		CURRENT MONTH				YEAR TO DATE				YEAR TO DATE				
ACTUAL	POPPAR %REV	BUDGET	ACT vs BUD \$ (B/W)	POPPAR %REV	% INC/ DEC	ACTUAL	POPPAR %REV	BUDGET	ACT vs BUD \$ (B/W)	POPPAR %REV	% INC/ DEC	ACT vs LY \$ (B/W)	POPPAR %REV	% INC/ DEC
257,882	116.01	282,957	(24,975)	119.00	-8.9%	4,719,207	131.52	4,543,266	175,941	128.92	3.9%	220,287	128.69	4.9%
115,520	52.2%	173,686	(58,166)	70.3%	-33.5%	3,144,777	75.5%	2,994,401	150,376	74.9%	5.0%	103,999	76.1%	3.4%
62,699	24.3%	93,358	(30,659)	33.0%	-32.8%	2,024,204	42.9%	1,924,990	99,514	42.4%	5.2%	51,827	43.8%	2.6%
47.8%		50.9%	-3.1	-4.7%		65.5%		64.1%	1.3			63.6%	1.8	
100.28		105.26	-4.98	-4.7%		116.99		115.14	1.84			115.53	1.46	
47.91		53.51	-5.60	-10.5%		76.60		73.85	2.74			73.51	3.09	
55.83		61.24	-5.41	-8.8%		86.77		83.54	3.24			82.72	4.05	
13.97		20.21	-6.64	-32.8%		37.22		35.39	1.83			36.27	0.95	
24.3%		33.0%	-8.7			42.9%		42.4%	0.5			43.8%	-0.9	
1.69		-22.8%	1.52	-13.2%		1.37		1.36	0.01			1.31	0.06	
2.223		2.377	-0.154	-6.5%		35.882		35.241	641.1			34.960	922.1	
2.207		2.350	-0.143	-6.1%		35.610		34.895	715.1			34.604	211.7	
4.819		4.619	0.199	4.3%		54.385		54.395	-0.1			54.385	0.0	
1.682	0.84	951	(911)	0.40	-95.8%	22,760	0.83	14,098	8,662	0.40	-61.5%	13,653	(8,807)	0.40
437	0.20	357	(80)	0.15	-22.6%	5,290	0.15	5,298	-8	0.15	0.1%	5,213	(86)	0.15
781	0.35	547	(234)	0.23	-42.9%	7,233	0.20	8,105	-872	0.23	10.1%	9,249	1,985	0.28
2,695	1.30	2,520	(175)	1.08	-6.9%	37,823	1.05	37,343	480	1.08	1.3%	37,341	(482)	1.07
4,081	1.8%	5,253	(1,172)	2.1%	-22.7%	76,735	1.8%	72,863	3,872	1.8%	1.5%	76,761	27	1.9%
628	0.28	1,048	(420)	0.44	-39.9%	15,306	0.38	15,306	0	0.44	15.7%	15,831	2,756	0.45
5,821	2.7%	5,279	(542)	2.1%	-12.2%	92,203	2.0%	90,375	1,828	2.0%	2.7%	79,114	(3,089)	2.0%
389	0.00	214	(175)	0.05	-81.7%	1,264	0.02	1,993	-729	0.02	60.2%	4,486	3,222	0.08
4,482	0.97	3,095	(1,387)	0.67	-44.8%	36,233	0.67	36,438	-205	0.67	0.4%	35,957	(26)	0.66
62,844	28.1%	39,592	(23,053)	16.08	-59.2%	531,939	14.82	533,308	-1,369	15.13	0.3%	474,330	(57,609)	13.57
1,142	0.51	1,316	(174)	0.59	-13.2%	18,095	0.50	21,401	-3,306	0.61	15.4%	21,213	3,117	0.61
20,374	31.9%	19,922	(452)	31.6%	-2.7%	179,004	32.5%	193,019	-14,015	33.0%	2.2%	171,660	(7,344)	34.8%
172	0.08	400	(228)	0.17	-56.9%	9,445	0.26	6,000	3,445	0.20	-29.9%	10,663	1,218	0.30
105,789	47.5%	73,480	(32,309)	30.92	-44.0%	1,021,184	28.46	1,022,433	-1,249	29.01	0.1%	955,297	(64,888)	27.35
108	0.6%	5,680	(5,572)	35.4%	88.1%	111,482	43.7%	87,311	24,171	38.7%	-27.7%	90,372	(21,100)	38.5%
3,168	45.8%	1,840	(1,328)	27.4%	-72.0%	30,101	26.3%	26,797	3,304	27.4%	-42.3%	25,746	(4,354)	-16.9%
4,058	0.8%	5,925	(1,910)	19.8%	-32.1%	78,977	16.0%	88,595	-11,608	18.9%	13.1%	73,809	(3,169)	0.4%
250	0.8%	1,32	(1,08)	0.2%	-384.8%	4,757	1.0%	1,354	3,403	0.4%	-143.9%	1,917	(2,840)	0.4%
910	3.0%	1,916	(1,006)	6.4%	-52.5%	10,611	2.2%	12,678	-2,068	2.8%	16.3%	6,661	(1,930)	2.0%
2,610	50.0%	2,333	123	34.4%	4.5%	39,780	39.8%	34,450	5,330	33.4%	-6.8%	29,159	(7,641)	34.5%
1,491	4.9%	3,750	(2,259)	12.4%	60.2%	61,787	12.8%	57,900	3,887	13.6%	-7.4%	55,227	(6,561)	-16.1%
12,589	41.5%	21,345	(9,358)	72.8%	-42.6%	332,495	88.1%	309,655	22,840	89.6%	-7.4%	282,891	(49,604)	65.2%
3,235	56.6%	2,128	(1,109)	46.1%	-52.2%	28,022	51.8%	31,411	-3,389	46.1%	10.8%	31,062	(4,834)	8.8%
0	0.0%	0	0	0.0%	0.0%	0	0.0%	0	0	0.0%	0.0%	0	0	0.0%

Marriott International, Inc.
MSB P&L Report
31 - Courtyard NA Mid / 311F5 - Wallingford
For Month of December, 2018
In USD

Number of Rooms: 145

CURRENT MONTH				YEAR TO DATE					
ACTUAL	POBPAR %REV	ACT vs BUD \$ B/M	% INCI DEC	ACT vs BUD \$ B/M	POBPAR %REV	% INCI DEC	ACT vs LY \$ B/M	POBPAR %REV	% INCI DEC
115,520	52.2%	173,686	33.5%	174,138	70.8%	-33.7%	103,399	76.1%	3.4%
17,715	59.5%	6,184	116.3%	14,722	2,983	20.3%	156,836	34.6%	-1.6%
2,587	44.4%	2,488	53.9%	2,493	84	3.8%	35,785	53.9%	-27.0%
447	100.0%	941	-52.6%	387	60	100.0%	17,544	100.0%	262.2%
136,269	52.8%	185,237	85.6%	191,810	65,541	-20.0%	3,228,669	71.6%	3.4%
71	0.02	3,909	0.85	4,738	4,685	1.03	42,349	0.78	33.1%
4,953	1.07	970	-110.6%	446	(4,507)	-1010.7%	11,028	0.21	-50.6%
893	0.19	0	0.0%	0	0	0.0%	0	0.00	0.0%
5,917	1.28	5,854	1.27	5,867	(60)	-1.0%	14,142	1.39	12.4%
374	0.08	462	0.10	880	514	0.19	6,048	0.11	-28.6%
82	0.02	0	0.0%	486	404	83.2%	5,674	0.10	-18.1%
6,831	2.6%	8,126	15.9%	8,111	1,260	2.5%	126,500	2.7%	2.5%
7	0.00	0	0.0%	0	0	0.0%	0	0.00	100.0%
0	0.00	0	0.0%	0	0	0.0%	121	0.00	-342.2%
0	0.00	0	0.0%	0	0	0.0%	75	0.00	-984.7%
159	0.03	0	0.0%	483	334	0.11	2,830	0.05	8.6%
240	0.05	250	0.37	1,317	(1,078)	-28.9%	4,083	0.08	-139.6%
2,398	0.52	1,700	(696)	239	(295)	-0.02	6,654	0.12	-9.1%
365	0.08	100	139	139	0.03	100.0%	3,100	0.06	-41.8%
12,587	2.73	12,942	(255)	13,228	631	2.88	163,938	3.01	51.5%
(17,482)	-3.78	2,079	19,581	3,725	21,257	0.82	31,107	2,900	2.8%
604	0.13	3,76	22.7%	4,063	3,235	23.0%	4,607	(955)	0.08
678	-16.8%	1,585	2.12	873	1,411	0.18	73,572	(6,158)	-8.4%
6,342	2.5%	30,540	24,188	34,420	28,078	12.2%	448,048	(22,900)	-5.1%
16,512	7.16	8,351	(7,591)	7,634	(6,078)	3.32	112,916	(20,888)	3.23
5,481	2.47	5,371	(110)	5,317	(164)	-2.25	40,359	(4,068)	1.15
4,354	0.00	0	0.0%	5,054	689	2.14	44,272	6,809	1.27
25,747	11.58	16,327	(8,420)	18,204	(7,543)	7.70	197,549	(18,046)	5.65
8,454	1.83	5,611	(2,642)	6,349	(2,104)	1.37	86,556	(17,346)	1.59
6,880	1.49	2,845	(4,045)	3,917	(2,543)	0.85	37,533	(4,739)	0.69
1,429	0.31	1,964	536	1,869	461	0.41	24,628	347	0.45
0	0.00	0	0.0%	0	0	0.0%	0	0	0.00
2,903	0.63	2,310	(583)	2,580	(323)	0.55	48,032	598	0.80
29	0.01	31	1	31	1	0.01	675	(97)	1.2%
1,034	37.3%	1,111	18	1,232	138	47.2%	15,113	(1,012)	-6.7%
332	0.07	72	(261)	70	(262)	0.02	2,552	(141)	0.05
21,100	4.57	13,943	(7,157)	16,087	(6,033)	3.48	218,099	(22,360)	3.97
1,391	0.63	390	(1,010)	292	(1,088)	0.12	4,180	(1,087)	0.12
4,426	2.0%	4,944	517	4,918	491	2.0%	79,354	(3,365)	-4.2%
1,420	0.64	1,628	407	1,151	(270)	-23.4%	23,201	(1,437)	-5.9%
(3,609)	-1.62	7,302	10,911	7,947	10,956	3.11	100,698	9,926	2.88
11,238	5.95	10,094	(1,149)	9,754	(1,478)	-15.2%	114,707	(6,266)	-5.5%
0	0.00	0	0.0%	0	0	0.0%	0	0	0.00
0	0.00	0	0.0%	0	0	0.0%	0	0	0.00
11	0.00	0	0.0%	0	(11)	0.00	0	0	0.00
0	0.00	0	0.0%	0	0	0.00	0	0	0.00
0	0.00	0	0.0%	0	0	0.00	0	0	0.00
0	0.00	0	0.0%	0	0	0.00	0	0	0.00
(4,06)	-0.18	739	1,147	0.31	155.2%	0.00	5,334	(655)	0.15
62,689	24.3%	83,356	(30,669)	83,560	(30,861)	-33.0%	1,872,377	51,827	43.8%
OPERATING RESULTS									
ROOMS DEPT. PROFIT									
F & B DEPT. PROFIT									
MARKET PROFIT									
OTHER DEPT. PROFIT									
TOTAL DEPARTMENT PROFIT									
INFORMATION & TELECOM SYSTEMS									
Guest Communications									
FTG Internet									
Hourly Wages									
IT&S Other									
TOTAL I&T&S CONT.									
ADMIN & GEN CONTROLLABLES									
Office Supplies									
Travel									
Credit and Collection									
Bad Debt									
Postage									
Outside Labor Services									
Training									
Uniforms									
Employee Relations									
Chargebacks									
Transportation/Van Expense									
Management Wages									
Hourly Wages									
Overtime Premium									
Benefits/Bonus % Wages									
A&G Other									
TOTAL A&G CONT.									
UTILITIES									
Electricity									
Gas									
Water/Sewer									
Utilities - Other									
TOTAL UTILITIES									
PROP OPERATIONS AND MAINT									
PO&M Contract									
PO&M Non-Contract									
Cluster Engineering									
Management Wages									
Hourly Wages									
Overtime Premium									
Benefits/Bonus % Wages									
PO&M Other									
TOTAL PO&M									
SALES & MKT.									
Comp Services and Gifts									
Marketing Fund									
Marketing & e-commerce									
Marriott Rewards									
Sales Shared Services									
Revenue Management									
Travel									
Marketing Training									
Management Wages									
Overtime Premium									
Benefits/Bonus % Wages									
Mkt & Sales Other									
TOTAL SALES & MKT.									
GROSS OPERATING PROFIT									

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

Courtyard New Haven Wallingford 600 Northrop Rd Wallingford, CT 06492-1946 Phone: (203) 284-9400
 STR # 27519 ChainID: HVNWA MgtCo: None Owner: Clarion Partners
 For the Month of: September 2020 Date Created: October 19, 2020 Monthly Competitive Set Data Excludes Subject Property

September 2020

	Occupancy (%)			ADR			RevPAR		
	My Prop	Comp Set	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	96.08	91.07	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	44.7	99.4	100.96	94.81	106.5	44.81	42.35	105.8

September 2020 vs. 2019 Percent Change (%)

	Occupancy			ADR			RevPAR		
	My Prop	Comp Set	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	-42.6	-5.7	-17.8	-12.9	-5.7	-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	-31.8	-0.7	-12.7	-8.5	-4.6	-40.9	-37.5	-5.3

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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
 STR # 27519 ChainID: HYNWA MgtCo: None Owner: Clarion Partners

For the Month of: September 2020 Date Created: October 19, 2020 Monthly Competitive Set Data Excludes Subject Property

Courtyard New Haven Wallingford	
Market: Connecticut Area	
Market Class: Upscale Class	
Submarket: New Haven/Waterbury, CT	
Submarket Scale: Upscale Chains	
Competitive Set: Competitors	

Occupancy (%)							
Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
45.7	-36.4	35.2	-45.8	49.8	-31.6	44.4	-32.3
46.2	-32.2	41.2	-35.5	50.2	-30.5	46.0	-26.6
48.6	-33.9	44.1	-35.7	52.7	-30.9	50.1	-26.1
45.9	-33.6	44.2	-31.9	51.0	-29.2	48.6	-24.0
44.4	-44.7	45.3	-38.9	53.5	-33.5	51.8	-29.2
36.8	-44.8	37.9	-42.6	43.0	-39.2	44.7	-31.8

Supply			
Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
0.0	0.4	0.0	0.3
-0.2	-3.8	-1.6	-2.5
-1.9	-5.1	-4.2	-3.0
2.9	-1.8	-0.1	-0.8
10.7	-1.8	-0.7	0.2
0.0	-4.1	0.0	-3.1

Courtyard New Haven Wallingford	
Market: Connecticut Area	
Market Class: Upscale Class	
Submarket: New Haven/Waterbury, CT	
Submarket Scale: Upscale Chains	
Competitive Set: Competitors	

Average Daily Rate							
Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
95.78	-17.3	96.08	-17.8	95.86	-18.6	100.96	-12.7
105.63	-15.5	101.60	-15.7	108.13	-14.6	107.38	-10.5
109.97	-16.7	110.08	-13.7	112.23	-14.6	116.07	-8.8
98.91	-12.0	92.94	-15.8	98.93	-12.7	98.68	-10.2
113.16	-21.5	113.83	-20.3	113.30	-22.0	123.46	-13.3
93.44	-11.4	91.07	-12.9	93.44	-12.1	94.81	-8.5

Demand			
Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
-36.4	-45.6	-31.6	-32.1
-32.3	-37.9	-31.6	-28.5
-35.2	-38.9	-33.8	-28.4
-31.7	-33.1	-29.3	-24.7
-38.8	-40.0	-34.0	-29.1
-44.8	-45.0	-39.2	-33.9

Courtyard New Haven Wallingford	
Market: Connecticut Area	
Market Class: Upscale Class	
Submarket: New Haven/Waterbury, CT	
Submarket Scale: Upscale Chains	
Competitive Set: Competitors	

RevPAR							
Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
43.82	-47.4	33.79	-55.5	47.76	-44.3	44.81	-40.9
48.83	-42.7	41.84	-45.6	54.23	-40.7	49.40	-34.3
53.43	-45.0	48.56	-44.5	59.16	-41.0	58.16	-32.6
45.40	-41.5	41.10	-42.6	50.46	-38.2	47.94	-31.8
50.21	-56.6	51.59	-51.3	60.62	-48.2	63.92	-38.6
34.42	-51.1	34.56	-50.0	40.19	-46.5	42.35	-37.5

Revenue			
Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
-47.4	-55.3	-44.3	-40.7
-42.8	-47.7	-41.6	-36.0
-46.0	-47.3	-43.5	-34.7
-39.8	-43.6	-38.3	-32.3
-52.0	-52.2	-48.5	-38.5
-51.1	-52.1	-46.5	-39.5

Courtyard New Haven Wallingford	
Market: Connecticut Area	
Market Class: Upscale Class	
Submarket: New Haven/Waterbury, CT	
Submarket Scale: Upscale Chains	
Competitive Set: Competitors	

Census/Sample - Properties & Rooms					
Properties	Census		Sample		Sample %
	Rooms	%	Properties	Rooms	
237	25578	17183	146	17183	67.2
52	6444	5551	42	5551	86.1
85	7088	5246	52	5246	74.0
15	2005	2005	15	2005	100.0
6	782	782	6	782	100.0

Pipeline			
Market: Connecticut Area			
Under Construction		Planning	
Properties	Rooms	Properties	Rooms
3	290	13	1362

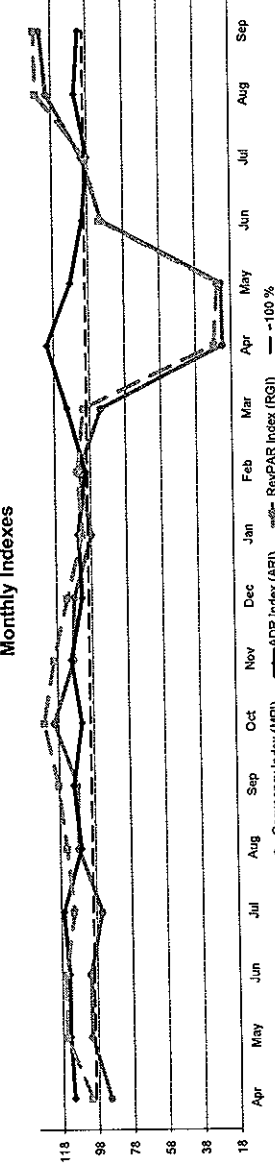
See Help page for pipeline definitions.

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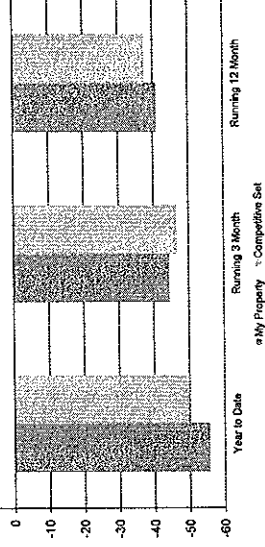
Tab 4 - Competitive Set Report

Courtyard New Haven Wallingford 600 Northrop Rd Wallingford, CT 06492-1946 Phone: (203) 284-9400
 STR # 27519 ChainID: HANWA HgtCo: None Owner: Carlson Partners
 For the Month of September 2020 Date Created: October 19, 2020 Monthly Competitive Set Data Excludes Subject Property

Monthly Indexes



RevPAR Percent Change



Occupancy (%)	2019												2020											
	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep						
My Property	57.4	72.2	80.4	71.5	75.0	71.9	78.9	77.0	59.8	46.2	56.9	31.7	5.0	6.1	22.6	38.5	65.1	45.7						
Competitive Set	63.0	72.1	79.0	75.7	69.7	66.6	70.7	55.4	47.3	53.4	34.6	22.0	25.6	26.0	39.1	54.0	38.6							
Index (MPI)	91.1	101.6	101.7	94.9	107.6	107.8	120.3	108.9	108.0	97.8	104.5	91.7	22.7	23.5	90.4	101.1	120.7	124.2						
Rank	5.6	4.6	4.6	5.6	4.6	4.6	3.6	3.6	3.6	3.6	4.6	5.6	6.6	6.6	3.6	3.6	2.6	3.6						

% Chg	2019												2020											
	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep						
My Property	-8.4	-1.5	5.7	9.2	5.9	-5.4	-8.4	10.0	25.1	-0.7	7.2	-42.6	-91.3	-91.7	-71.9	-64.4	-13.1	-38.4						
Competitive Set	1.9	-1.4	2.0	10.5	-2.5	-8.2	-14.7	13.2	7.5	-8.3	-5.8	-42.2	-60.0	-84.3	-68.4	-49.7	-22.6	-44.8						
Index (MPI)	-8.1	-0.1	3.7	-1.2	8.9	3.1	9.7	-2.8	16.4	8.3	13.7	-0.8	-75.0	-76.6	-11.1	8.6	12.2	15.2						
Rank	5.6	4.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	4.6	5.6	6.6	6.6	4.6	3.6	3.6	3.6						

ADR	2019												2020											
	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep						
My Property	112.29	120.07	121.85	123.28	114.08	115.85	120.88	107.60	91.74	97.91	96.21	102.17	93.28	83.29	88.67	99.84	96.79	95.76						
Competitive Set	100.66	113.38	105.85	105.91	107.37	105.48	115.40	97.65	88.50	92.90	95.30	92.21	76.82	76.92	87.67	92.32	94.23	93.44						
Index (ARI)	111.6	115.9	113.7	116.5	106.3	108.8	104.7	110.2	103.7	105.4	101.0	110.6	121.9	108.3	101.1	98.2	105.0	102.5						
Rank	3.6	3.6	3.6	3.6	4.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	4.6	4.6	3.6	3.6	3.6						

% Chg	2019												2020											
	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep						
My Property	-1.3	-3.7	-0.7	-1.1	-3.0	-3.7	-1.3	0.4	-8.5	-8.4	-12.6	-8.8	-16.9	-35.5	-27.1	-26.5	-13.2	-17.3						
Competitive Set	-0.2	-0.8	-2.0	-0.4	2.1	-0.4	7.7	-0.7	-5.0	-1.5	-5.2	-8.9	-24.9	-32.2	-18.0	-12.8	-12.2	-11.4						
Index (RGI)	-1.0	-2.9	1.3	-0.7	-5.1	-3.3	-8.4	1.2	-3.6	-7.0	-7.9	2.3	9.2	4.9	-11.1	-15.7	-1.1	-6.7						
Rank	4.6	5.6	5.6	5.6	6.6	6.6	6.6	6.6	6.6	6.6	7.6	7.6	5.6	3.6	3.6	4.6	4.6	4.6						

RevPAR	2019												2020											
	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep						
My Property	64.46	94.63	97.81	88.58	85.63	83.27	95.42	82.83	54.66	45.28	53.75	32.43	4.67	5.05	20.02	34.87	64.46	43.82						
Competitive Set	63.37	81.74	84.52	80.15	74.95	70.33	75.70	69.07	48.99	43.92	50.93	31.90	16.97	19.92	21.88	35.14	50.84	34.42						
Index (RGI)	101.7	115.7	115.7	110.5	114.3	118.4	126.0	120.0	112.0	105.1	105.5	101.7	27.7	25.5	91.5	98.2	128.8	127.3						
Rank	4.6	4.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	4.6	4.6	4.6	3.6	3.6	2.6	3.6						

% Chg	2019												2020											
	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep						
My Property	-7.5	-5.1	5.0	7.9	2.7	-8.9	-7.7	10.5	14.5	-9.0	-6.4	-46.5	-92.7	-94.7	-79.5	-60.8	-26.8	-47.4						
Competitive Set	1.6	-2.2	-0.1	10.1	-0.4	-6.6	-8.2	12.4	2.0	-9.7	-10.6	-47.3	-75.4	-78.0	-74.1	-52.2	-32.1	-51.1						
Index (RGI)	-9.0	-3.0	5.0	-1.9	3.1	-0.3	0.5	-1.7	12.2	0.7	4.7	1.5	-72.8	-78.0	-20.9	-10.2	10.9	7.5						
Rank	5.6	5.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	4.6	5.6	6.6	6.6	4.6	3.6	3.6	3.6						

Year To Date	2018			2019			2020		
	2018	2019	2020	2018	2019	2020	2018	2019	2020
My Property	64.8	64.9	35.2	70.8	72.9	49.9	64.1	65.5	44.4
Competitive Set	65.8	66.1	37.9	70.9	70.7	43.0	65.5	65.5	44.7
Index (RGI)	98.6	98.2	92.7	99.9	103.1	115.8	97.9	100.1	99.4
Rank	4.6	4.6	4.6	4.6	4.6	3.6	4.6	4.6	4.6

Running 3 Month	2018			2019			2020		
	2018	2019	2020	2018	2019	2020	2018	2019	2020
My Property	4.7	3.0	-31.6	-4.7	-0.2	-39.2	-0.4	0.0	-31.8
Competitive Set	2.5	0.0	-5.7	0.0	3.1	12.4	2.8	2.2	-0.7
Index (RGI)	4.6	3.6	3.6	4.6	3.6	3.6	4.6	4.6	3.6

Running 12 Month	2018			2019			2020		
	2018	2019	2020	2018	2019	2020	2018	2019	2020
My Property	117.02	116.89	96.06	120.83	117.74	95.96	117.02	116.62	100.96
Competitive Set	103.80	104.54	91.07	105.79	106.28	93.44	103.18	105.56	94.81
Index (RGI)	114.4	111.8	105.5	114.2	110.8	102.6	114.0	111.6	106.5
Rank	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6

Year To Date	2018			2019			2020		
	2018	2019	2020	2018	2019	2020	2018	2019	2020
My Property	2.4	-1.6	-17.8	4.0	-2.6	-18.8	2.2	-1.7	-12.7
Competitive Set	2.8	0.7	-12.9	5.8	0.4	-12.1	2.8	0.4	-8.5
Index (RGI)	-0.2	-2.3	-5.7	0.1	-3.0	-7.4	-0.6	-2.1	-4.6
Rank	4.6	6.6	6.6	4.6	6.6	6.6	4.6	6.6	6.6

Running 3 Month	2018			2019			2020		
	2018	2019	2020	2018	2019	2020	2018	2019	2020
My Property	85.54	85.82	47.76	85.54	85.82	47.76	75.45	75.79	44.81
Competitive Set	76.96	75.16	40.19	76.96	75.16	40.19	67.57	67.81	42.36
Index (RGI)	111.1	114.2	118.8	111.1	114.2	118.8	111.7	111.8	105.9
Rank	4.6	4.6	3.6	4.6	4.6	3.6	4.6	4.6	3.6

Year To Date	2018			2019			2020		
	2018	2019	2020	2018	2019	2020	2018	2019	2020
My Property	3.5	-1.4	-55.5	-0.9	0.3	-46.3	4.4	0.5	-40.9
Competitive Set	1.1	1.2	-60.0	-1.0	0.3	-61.5	2.4	-0.3	-37.5
Index (RGI)	2.3	-2.6	-11.0	0.1	0.1	4.1	2.0	0.1	-5.3
Rank	5.6	5.6	6.6	5.6	5.6	6.6	5.6	5.6	6.6

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STR # 27519 / Created January 17, 2020

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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Tab 2 - Monthly Performance at a Glance - My Property vs. Competitive Set

Courtyard New Haven Wallingford 600 Northrop Rd Wallingford, CT 06492-1946 Phone: (203) 284-9400
 STR # 27519 ChainID: HVNWA MgtCo: None Owner: Clarion Partners
 For the Month of: December 2019 Date Created: January 17, 2020 Monthly Competitive Set Data Excludes Subject Property

December 2019

	Occupancy (%)			ADR			RevPAR		
	My Prop	Comp Set	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	66.7	65.5	101.8	114.50	103.70	110.4	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	65.5	101.8	114.50	103.70	110.4	76.35	67.95	112.4

December 2019 vs. 2018 Percent Change (%)

	Occupancy			ADR			RevPAR		
	My Prop	Comp Set	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	1.4	-2.1	0.7	-2.8	-0.3	1.1	-1.5
Running 3 Month	6.7	0.3	6.4	-3.5	0.6	-4.1	3.0	0.9	2.1
Running 12 Month	1.8	0.5	1.4	-2.1	0.7	-2.8	-0.3	1.1	-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 Phone: (203) 284-9400
 STR # 27519 ChainID: HVNWA MgtCo: None Owner: Clarion Partners
 Date Created: January 17, 2020 Monthly Competitive Set Data Excludes Subject Property

Supply			
Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
0.0	0.0	0.0	0.0
1.2	1.0	1.1	1.0
3.4	3.2	3.0	3.2
3.1	1.3	1.9	1.3
10.7	1.0	6.2	1.0
0.0	0.0	0.0	0.0

Occupancy (%)			
Current Month	% Chg	Year to Date	% Chg
59.8	25.1	66.7	1.8
48.9	0.6	62.7	0.4
55.6	3.1	68.1	-1.1
49.2	1.3	63.5	0.3
55.1	2.4	72.9	-1.6
55.4	7.5	65.5	0.5

Average Daily Rate			
Current Month	% Chg	Year to Date	% Chg
91.74	-8.5	114.50	-2.1
108.98	-0.5	120.17	-1.1
116.18	-0.2	127.60	-0.4
97.08	1.6	110.24	-0.2
119.15	-1.6	142.34	-0.4
88.50	-5.0	103.70	0.7

Revenue			
Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
25.1	1.8	6.7	1.8
1.9	1.4	1.9	1.4
6.6	2.1	4.9	2.1
4.5	1.5	2.0	1.5
13.3	-0.6	5.3	-0.6
7.5	0.5	0.3	0.5

Demand			
Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
25.1	1.8	6.7	1.8
1.9	1.4	1.9	1.4
6.6	2.1	4.9	2.1
4.5	1.5	2.0	1.5
13.3	-0.6	5.3	-0.6
7.5	0.5	0.3	0.5

RevPAR			
Current Month	% Chg	Year to Date	% Chg
54.86	14.5	76.35	-0.3
53.25	0.1	75.32	-0.6
64.55	2.8	86.84	-1.5
47.80	2.9	70.02	0.1
65.68	0.7	103.79	-2.0
48.99	2.0	67.95	1.1

Census/Sample - Properties & Rooms			
Properties	Rooms	Properties	Rooms
236	25704	147	17704
53	6708	43	6054
83	6966	51	5162
15	2004	15	2004
6	782	6	782

Pipeline			
Under Construction		Planning	
Properties	Rooms	Properties	Rooms
3	290	13	1426

See Help page for pipeline definitions.

Census/Sample - Properties & Rooms			
Properties	Rooms	Properties	Rooms
236	25704	147	17704
53	6708	43	6054
83	6966	51	5162
15	2004	15	2004
6	782	6	782

Sample %			
Properties	Rooms	Properties	Rooms
68.9	68.9	68.9	68.9
90.3	90.3	90.3	90.3
74.1	74.1	74.1	74.1
100.0	100.0	100.0	100.0
100.0	100.0	100.0	100.0

Market: Connecticut Area			
Market Class: Upscale Class	Submarket: New Haven/Waterbury, CT	Submarket Scale: Upscale Chains	Competitive Set: Competitors
68.9	68.9	68.9	68.9
90.3	90.3	90.3	90.3
74.1	74.1	74.1	74.1
100.0	100.0	100.0	100.0
100.0	100.0	100.0	100.0

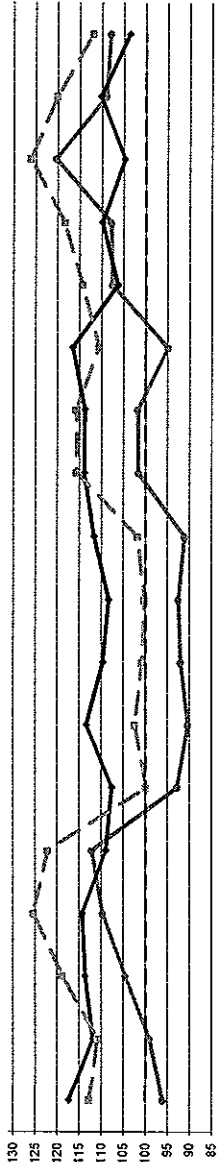
Market: Connecticut Area			
Market Class: Upscale Class	Submarket: New Haven/Waterbury, CT	Submarket Scale: Upscale Chains	Competitive Set: Competitors
68.9	68.9	68.9	68.9
90.3	90.3	90.3	90.3
74.1	74.1	74.1	74.1
100.0	100.0	100.0	100.0
100.0	100.0	100.0	100.0

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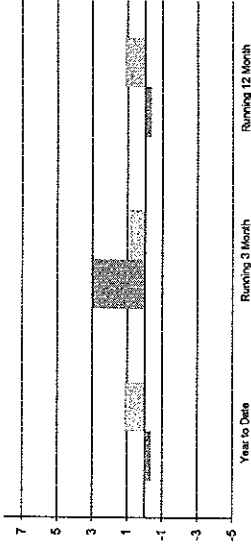
Tab 4 - Competitive Set Report

Courtyard New Haven Wallingford 600 Northrop Rd Wallingford, CT 06492-1946 Phone: (203) 284-9400
 STR # 27519 Chain: HANNA Mgr: None Owner: Claxon Partners
 For the Month of: December 2019 Date Created: January 17, 2020 Monthly Competitive Set Data Excludes Subject Property

Monthly Indexes



RevPAR Percent Change



Year to Date Running 3 Month Running 12 Month

My Property Competitive Set

Occupancy (%)	2018												2019											
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec						
My Property	68.8	70.8	76.0	84.4	70.0	47.8	46.6	52.1	55.3	57.4	73.2	80.4	71.8	75.0	71.9	78.9	77.0	59.8						
Competitive Set	68.5	71.5	72.7	76.9	62.4	51.5	51.6	56.7	59.8	63.0	72.1	79.0	75.7	69.7	66.6	70.7	55.4	55.4						
Index (MPI)	98.1	98.0	104.5	108.7	112.1	92.8	90.3	91.9	92.5	91.1	101.6	101.7	94.9	107.6	107.9	120.3	108.9	108.0						
Rank	5.8/7	5.8/7	4.8/7	3.8/7	3.8/7	6.8/7	5.8/7	4.8/7	4.8/7	5.8/7	3.8/7	4.8/7	4.8/7	5.8/7	4.8/7	3.8/7	2.8/7	3.8/7						

% Chg	2018												2019											
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec						
My Property	-8.5	-4.4	-1.4	18.6	8.3	-5.5	1.3	-11.8	1.8	-6.4	-1.5	5.7	9.2	5.9	-5.4	-6.4	10.0	26.1						
Competitive Set	-7.7	-3.4	-2.9	3.4	-12.1	5.3	4.8	-2.2	-2.7	1.9	-1.4	2.0	10.5	-2.5	-8.2	-14.7	13.2	7.5						
Index (MPI)	-0.8	-1.0	1.5	14.7	23.3	-10.3	-3.3	-13.7	4.7	-8.1	-0.1	3.7	-1.2	8.6	3.1	9.7	-2.8	16.4						
Rank	5.8/7	5.8/7	6.8/7	6.8/7	3.8/7	2.8/7	4.8/7	4.8/7	6.8/7	5.8/7	4.8/7	3.8/7	5.8/7	5.8/7	3.8/7	3.8/7	3.8/7	3.8/7						

ADR	2018												2019											
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec						
My Property	124.79	177.65	120.34	122.48	107.15	100.28	108.88	110.14	109.50	112.29	129.07	121.65	123.39	114.08	115.95	120.98	107.60	91.74						
Competitive Set	108.27	161.12	106.91	107.13	98.36	93.21	94.27	102.49	101.17	100.99	113.96	106.96	106.91	107.37	105.46	115.40	97.66	86.80						
Index (RGI)	117.3	111.9	113.6	114.3	108.9	107.6	113.4	108.6	108.3	111.6	113.9	113.7	116.5	106.3	108.8	104.7	110.2	103.7						
Rank	3.8/7	3.8/7	3.8/7	3.8/7	3.8/7	3.8/7	3.8/7	3.8/7	3.8/7	3.8/7	3.8/7	3.8/7	3.8/7	3.8/7	3.8/7	4.8/7	3.8/7	3.8/7						

% Chg	2018												2019											
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec						
My Property	6.8	4.1	1.3	-4.8	2.3	-4.7	-4.9	1.2	4.1	-1.3	-3.7	-0.7	-1.1	-3.0	-3.7	-1.3	0.4	-8.5						
Competitive Set	3.7	4.4	3.5	-0.8	-2.6	1.8	1.1	5.8	4.8	-0.2	-0.8	-2.0	-0.4	2.1	-0.4	7.7	-0.7	-5.0						
Index (RGI)	3.0	-0.3	-2.1	-4.0	5.0	-6.4	-5.9	-4.4	-0.7	-1.0	-2.9	1.3	-0.7	-5.1	-3.3	-8.4	1.2	-3.6						
Rank	3.8/7	5.8/7	6.8/7	6.8/7	6.8/7	6.8/7	6.8/7	6.8/7	6.8/7	6.8/7	6.8/7	6.8/7	6.8/7	6.8/7	6.8/7	7.8/7	6.8/7	5.8/7						

RevPAR	2018												2019											
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec						
My Property	82.08	83.31	91.40	103.33	74.98	47.81	49.77	57.42	60.84	64.46	94.53	97.61	88.59	85.53	83.27	95.42	82.83	54.86						
Competitive Set	72.63	75.16	76.95	82.42	61.39	49.01	48.82	56.98	60.55	63.37	81.74	84.82	80.15	74.85	70.33	75.70	69.01	48.39						
Index (RGI)	112.7	110.8	118.8	125.4	122.1	99.8	102.4	103.8	103.2	101.7	115.7	116.7	110.5	114.3	118.4	126.0	120.0	112.0						
Rank	4.8/7	4.8/7	3.8/7	3.8/7	4.8/7	5.8/7	4.8/7	4.8/7	5.8/7	4.8/7	4.8/7	4.8/7	3.8/7	3.8/7	3.8/7	3.8/7	3.8/7	3.8/7						

% Chg	2018												2019											
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec						
My Property	-2.2	-0.5	-0.1	12.9	10.8	-10.0	-3.6	-10.8	6.0	-7.5	-5.1	5.0	7.9	2.7	-8.9	-7.7	10.5	14.5						
Competitive Set	-4.3	0.8	0.6	2.6	-14.4	7.1	6.0	8.1	1.9	1.6	-2.2	-0.1	10.1	-0.4	-0.6	-8.2	12.4	2.0						
Index (RGI)	2.2	-1.3	-0.7	10.0	26.5	-16.0	-8.1	-17.5	4.0	-9.0	-3.0	5.0	-1.9	3.1	-0.3	0.5	-1.7	12.2						
Rank	5.8/7	5.8/7	4.8/7	2.8/7	2.8/7	6.8/7	5.8/7	5.8/7	6.8/7	5.8/7	5.8/7	5.8/7	5.8/7	5.8/7	4.8/7	4.8/7	4.8/7	3.8/7						

Year To Date	2017			2018			2019		
	2017	2018	2019	2017	2018	2019	2017	2018	2019
My Property	63.6	65.5	66.7	62.1	67.3	71.8	63.6	65.5	66.7
Competitive Set	62.2	65.2	65.5	64.7	68.6	63.8	68.2	68.2	66.5
Index (RGI)	96.1	100.4	101.8	96.9	105.9	112.6	96.1	100.4	101.8
Rank	6.8/7	4.8/7	5.8/7	6.8/7	4.8/7	2.8/7	6.8/7	4.8/7	5.8/7

Year To Date	2017			2018			2019		
	2017	2018	2019	2017	2018	2019	2017	2018	2019
My Property	0.2	2.9	1.8	5.9	8.5	6.7	0.2	2.9	1.8
Competitive Set	3.7	-1.5	0.5	2.8	-1.7	0.9	3.7	-1.5	0.5
Index (RGI)	-3.3	4.4	1.4	3.0	10.3	6.4	-3.3	4.4	1.4
Rank	5.8/7	3.8/7	4.8/7	4.8/7	3.8/7	3.8/7	5.8/7	3.8/7	4.8/7

Year To Date	2017			2018			2019		
	2017	2018	2019	2017	2018	2019	2017	2018	2019
My Property	115.53	116.99	114.50	114.19	111.98	108.07	115.53	116.99	114.50
Competitive Set	101.22	102.93	101.12	101.29	100.53	101.12	101.22	102.98	103.70
Index (RGI)	114.1	113.6	110.4	112.7	111.4	106.9	114.1	113.6	110.4
Rank	3.8/7	3.8/7	3.8/7	3.8/7	3.8/7	3.8/7	3.8/7	3.8/7	3.8/7

Year To Date	2017			2018			2019		
	2017	2018	2019	2017	2018	2019	2017	2018	2019
My Property	-0.2	1.3	-2.1	1.7	-1.9	-3.5	-0.2	1.3	-2.1
Competitive Set	-0.1	1.8	0.7	-3.4	-0.8	0.6	-0.1	1.8	0.7
Index (RGI)	-0.1	-0.5	-2.8	-1.7	-1.1	-4.1	-0.1	-0.5	-2.8
Rank	4.8/7	5.8/7	7.8/7	5.8/7	6.8/7	5.8/7	4.8/7	5.8/7	7.8/7

Year To Date	2017			2018			2019		
	2017	2018	2019	2017	2018	2019	2017	2018	2019
My Property	73.51	76.30	76.35	70.84	75.41	77.65	73.51	76.00	76.35
Competitive Set	66.99	67.18	67.95	66.54	63.97	64.52	66.99	67.18	67.95
Index (RGI)	109.7	114.0	112.4	108.1	117.9	120.3	109.7	114.0	112.4
Rank	3.8/7	4.8/7	3.8/7	3.8/7	4.8/7	3.8/7	3.8/7	4.8/7	3.8/7

Year To Date	2017			2018			2019		
	2017	2018	2019	2017	2018	2019	2017	2018	2019
My Property	0.0	4.2	-0.3	7.6	6.5	3.0	0.0	4.2	-0.3
Competitive Set	3.6	0.3	1.1	6.3	-2.4	0.9	3.6	0.3	1.1
Index (RGI)	-3.4	3.9	-1.5	1.2	9.1	2.1	-3.4	3.9	-1.5
Rank	4.8/7	5.8/7	4.8/7	4.8/7	3.8/7	4.8/7	4.8/7	5.8/7	4.8/7

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Tab 5 - Response Report

Courtyard New Haven Wallingford 600 Northrop Rd Wallingford, CT 06492-1946 Phone: (203) 284-9400
 STR # 27519 ChairID: HVNWA MgtCO: None Owner: Clarion Partners
 For the Month of: December 2019 Date Created: January 17, 2020

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

- 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

December 2019 (This Year)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

December 2018 (Last Year)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

STR#	Name	City, State	Zip	Phone	Rooms	Open Date
27519	Courtyard New Haven Wallingford	Wallingford, CT	06492-1946	(203) 284-9400	149	199004
7618	Best Western Plus North Haven	North Haven, CT	06473-1305	(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	Meriden, CT	06450-4732	(203) 235-5154	124	198805
21220	Courtyard Hartford Cromwell	Cromwell, CT	06416-1015	(860) 635-1001	145	198605
23725	Four Points by Sheraton Meriden	Meriden, CT	06450-7124	(203) 239-2360	150	198608
53550	Homewood Suites by Hilton Wallingford Meriden	Wallingford, CT	06492-2555	(203) 284-2600	104	200507
					931	

Data received:

- = Monthly Only
- = Monthly & Daily

2018												2019											
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
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●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●

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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.
A	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
	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/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
B	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
	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 extras	Indiv. thru-wall heat pumps	1140.97	10.60	106.00
C	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	134.00
	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
D	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
	Average	Siding or stucco, 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	1087.15	10.10	101.00
	Low cost	Stucco or siding, very plain	Drywall, wood or asphalt tile	*Minimum lighting/plumbing	Indiv. ht. pumps	909.55	8.45	84.50
S	Average	Insulated 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 canopies 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.

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.

BUILT-IN APPLIANCES - May be computed from Section 12, the Segregated Cost, Section 42, or from the Unit-in-Place Costs.

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

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.

KITCHENS - For units having kitchens or built-in kitchen units, see Section 52 Page 6.

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.

MARSHALL VALUATION SERVICE

The data included on this page becomes obsolete after update delivery, scheduled for November 2020.

11/2018

Current Local Multipliers

CLASS	A	B	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)

Eastern	A	1.05	1.06	1.07	1.02
	B	1.06	1.06	1.07	1.01
	C	1.03	1.03	1.05	1.03
	D	1.01	1.03	1.04	1.01
	S	1.06	1.07	1.07	1.04

4Q 2020

REAL ESTATE REPORT

RERC[®]
A SitusAMC Company



Regional Investment Criteria | Second-Tier¹ Investment Properties

	Office		Industrial			Retail		Apt	Student Housing	Hotel	
	CBD	SUB	WHSE	R&D	FLEX	RGNL MALL	PWR CNTR				NEIGH/ COMM
WEST INVESTMENT CRITERIA											
Pre-Tax Yield Rate (IRR) (%)											
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 Cap Rate (%)											
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 Cap 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 INVESTMENT CRITERIA											
Pre-Tax Yield Rate (IRR) (%)											
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 Cap 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 - 11.5
Average	8.2	8.3	7.6	8.1	8.2	9.3	8.8	8.5	6.7	7.5	9.5
Terminal Cap 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 - 12.0
Average	8.6	8.7	8.1	8.7	8.8	9.8	9.2	9.0	7.4	8.2	10.0
SOUTH INVESTMENT CRITERIA											
Pre-Tax Yield 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 - 12.3
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 Cap Rate (%)											
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 - 12.8
Average	7.8	7.8	7.2	7.8	7.7	8.4	8.2	7.8	6.2	7.1	9.3
Terminal Cap 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 INVESTMENT CRITERIA											
Pre-Tax Yield 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 - 17.0
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 Cap 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 - 12.0
Average	7.9	8.0	6.8	7.5	7.5	8.8	8.4	8.1	6.5	7.9	9.5
Terminal Cap 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 - 12.0	8.5 - 14.0
Average	8.6	8.7	7.2	7.8	8.0	9.5	8.9	8.7	7.3	8.6	10.0

¹ 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.

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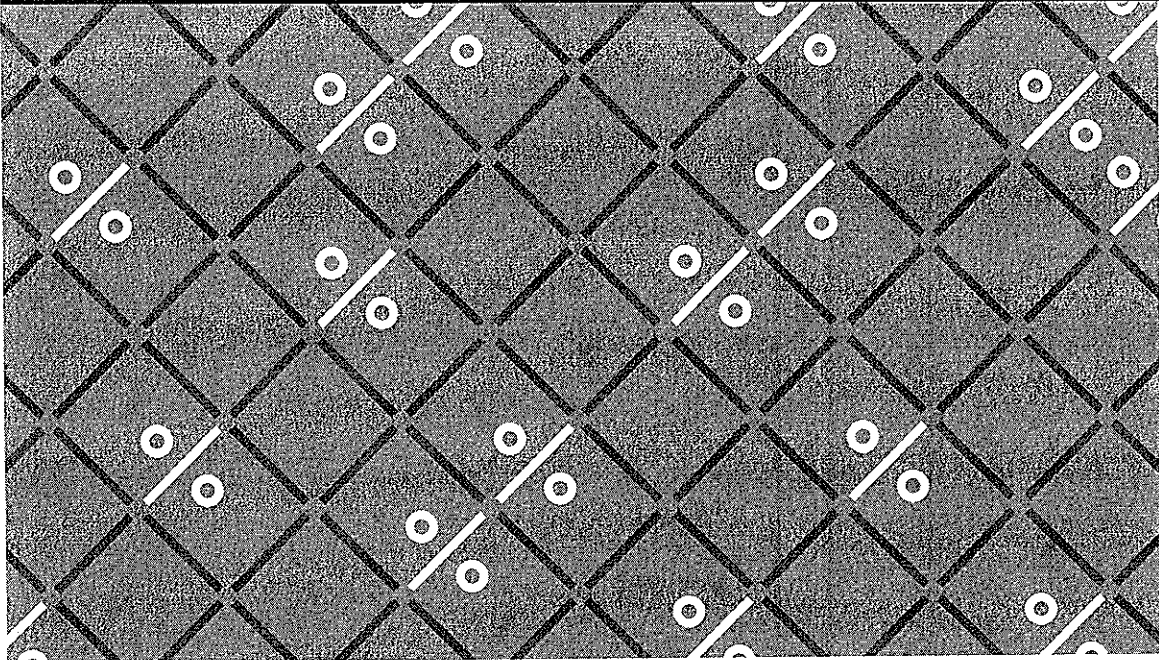
Regional Investment Criteria | Third-Tier¹ Investment Properties

	Office		Industrial			Retail		Apt	Student Housing	Hotel	
	CBD	SUB	WHSE	R&D	FLEX	RGNL MALL	PWR CNTR				NEIGH/ COMM
WEST INVESTMENT CRITERIA											
Pre-Tax Yield Rate (IRR) (%)											
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 Cap Rate (%)											
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 Cap Rate (%)											
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	8.2	8.4	7.7	8.3	8.0	9.1	8.9	8.3	7.0	7.7	10.0
MIDWEST INVESTMENT CRITERIA											
Pre-Tax Yield Rate (IRR) (%)											
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 Cap Rate (%)											
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	7.7	8.3	10.8
Terminal Cap Rate (%)											
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 INVESTMENT CRITERIA											
Pre-Tax Yield 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 - 16.5
Average	9.6	9.9	9.2	9.9	9.6	9.8	9.8	9.5	8.3	8.9	11.5
Going-In Cap 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 Cap Rate (%)											
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 INVESTMENT CRITERIA											
Pre-Tax Yield Rate (IRR) (%)											
Range	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 - 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 Cap Rate (%)											
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	7.4	8.2	8.3	9.4	9.0	8.7	7.0	8.3	10.6
Terminal Cap Rate (%)											
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

¹ 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

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%.

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

FORECAST VALUE CHANGE [NEXT 12 MONTHS]:

Range: (50.0%) – 3.0%

Average: (14.2%)

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)^a					
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	- 75	- 120	- 73
OVERALL CAP RATE (OAR)^a					
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)		+ 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^b					
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^b					
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^c					
Range	2 – 12	2 – 12	2 – 12	2 – 12	2 – 12
Average	6.6	6.6	6.2	6.9	7.0
Change (▼, ▲, =)		=	▲	▼	▼

a. Rate on unleveraged, all-cash transactions b. Initial rate of change c. In months

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENT (HISTORY)		VISION									
C2 LAND L P	C/O CLARION PARTNERS	1 Level	2 Public Water	1 Paved	4 Bus. District	Description	Code	Appraised	Assessed	6148									
1717 MCKINNEY AVE SUITE 1900						COM LAND	2-1	895,500	626,800	WALLINGFORD, CT									
DALLAS TX 75202						COM BLDG	2-2	10,219,500	7,153,700										
All Prcd ID 008001008 Census: 1758 Old MBLU TC MAP # 4620 Record Lot GIS ID 14619						SUPPLEMENTAL DATA P/Z MAP # ENG MAP O-779 Easement Town Line IND PARK II		Total 11,115,000 7,780,500		VISION									
BK-VOL/PAGE 1238 0726 ESSEX HOUSE CONDOMINIUM CORPORAT MARRIOTT INTERNATIONAL INC MARRIOTT CORPORATION 0940 0996 0796 0889 0618 0598						SALE DATE 01-09-2006 U 09-20-1999 09-20-1994 09-24-1987		QU / VI 1 0 0			SALES PRICE 2,250,923 762,200 0 0		VC 03 03 0		Year Code Assessed 2020 2-1 626,800 2019 2-1 2019 2018 2-2 6,612,600 2017 2-5 92,100		Code Assessed 2-1 601,800 2-2 6,612,600 2-5 92,100		Year Code Assessed 2018 2-1 601,800 2017 2-2 6,612,600 2016 2-5 92,100

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU / VI	SALES PRICE	VC	APPRaised VALUE SUMMARY	
C2 LAND L P	1238 0726	01-09-2006	U	1	2,250,923	03	Appraised Bldg. Value (Card)	9,787,600
ESSEX HOUSE CONDOMINIUM CORPORAT	0940 0996	09-20-1999			762,200	03	Appraised Xr (B) Value (Bldg)	257,000
MARRIOTT INTERNATIONAL INC	0796 0889	09-20-1994			0	03	Appraised Ob (B) Value (Bldg)	174,900
MARRIOTT CORPORATION	0618 0598	09-24-1987			0	0	Appraised Land Value (Bldg)	895,500
Total							7780500	7306500

EXEMPTIONS		Description	Amount	Code	Description	Number	Amount	Comm Int
Year	Code	OTHER ASSESSMENTS						
Total		0.00						

ASSESSING NEIGHBORHOOD		Nbhd Name	Tracing	Batch
Nbhd	C1	B		

NOTES
 COURTYARD MARRIOTT 2020
 12 SUITES/ELEV.2AT. 49RMS/50 DBL.87KING
 100FPM.2500#.3 STOPS
 BREAKFAST REST. SEATING 47 / ECO=MKT
 LT1=22AT 25%=WALKWAYS,
 PYLONS/ SPR1=ALL + UAT=

LC 4F/ SPL.=INDOOR POOL
 UAT=4FT HIGH-HATCH ACCESS
 INTERIOR RENOVATED FOR
 THE 2004 GRAND LIST.
 27 LANDSCAPE LIGHTS

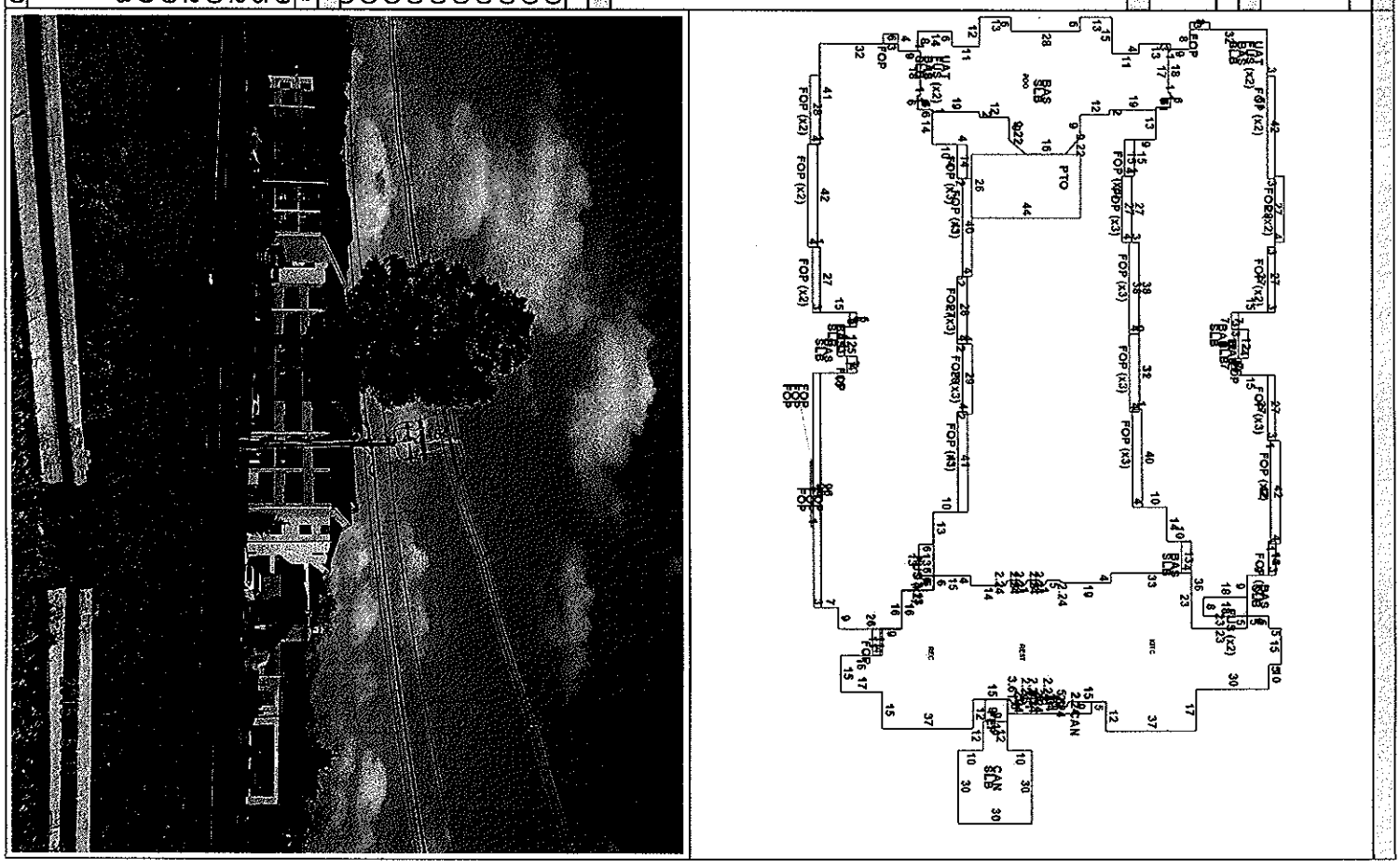
BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
25271	03-30-2011	CA	03-30-2011	C - Approval	190,000	08-17-2011	100			CERTIFICATE OF APPROVAL
25271	02-04-2011	CM	02-04-2011	Commercial	190,000	08-17-2011	100			INTERIOR RENOV
25267	02-03-2011	CM	02-03-2011	Commercial	2,000	08-17-2011	100			ENTRANCE CANOPY
17592	04-02-2004	CM	04-02-2004	Commercial	600,000	08-23-2004	100			Interior Renovations
1596-1	11-03-1988	NC	11-03-1988	New Construct	5,000,000	08-24-2004	100			

LAND LINE VALUATION SECTION		Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	TOPO	Notes	Location Adjustment	Adj Unit Price	Land Value
1	3000	HOTELS FULLS	HOTELS FULLS	I5	IS	43,560 SF 4,960 AC	2.76 120,200	1.00000 1.00000	C 0	1.00 1.00	C70 C70	1.250 1.250	TOPO		0 0	3.45 150,250	150,300 745,200
Total Card Land Units 5,960 AC Parcel Total Land Area: 5,9600 Total Land Value 895,500																	

VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
05-08-2020	JG1	03	01	Measured			
08-17-2011	KC	02	61	Permit - Measure Only			
05-20-2010	DT	03	29	Field Review			
01-26-2010	KC	08	7	Map Correction-No Value			
11-23-2009	TH	03	00	Measure+Listed			
12-30-2005	BK		41	Change			
08-23-2004	DH		47	Permit Check			

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
Style: 104	Hotel Full Service Commercial		
Model Grade: B+			
Stories: 3			
Occupancy: 149.00			
Exterior Wall 1	Stucco/Masonry		
Exterior Wall 2	Gable Asphalt Drywall		
Roof Structure	Asphalt Drywall		
Roof Cover			
Interior Wall 1			
Interior Wall 2			
Interior Floor 1	Carpet		
Interior Floor 2			
Heating Fuel	Gas		
Heating Type	Hot Air-no Duc Heat Pump		
AC Type			
Bldg Use	HOTELS FULL SVC		
Total Rooms			
Total Bedrms			
Total Baths			
Heat/AC	Heat/AC Pkgs		
Frame Type	Masonry		
Baths/Plumbing	Average		
Ceiling/Painting	Average		
Rooms/Prtns			
Wall Height			
% Comn Wall			
1st Floor Use:			

OB - OUTBUILDING & YARD ITEMS / XE - BUILDING EXTRA FEATURES(B)										
Code	Description	LB	Units	Unit Price	Yr Bkt	Cond	Cd	% Good	Grade	Appr. Value
PAV1	Paving-Asphalt	L	61,400	3.00	2001	G		70	C	128,900
PAV2	Paving-Conc	L	730	3.50	2001	A		50	C	1,300
LT1	Lights-In w/PL	L	24	860.00	2001	A		50	C	10,300
LT2	w/Double Light	L	4	1400.00	2001	A		50	C	2,800
SHD1	Shed Frame	L	64	13.00	2001	A		50	C	400
SPR1	Sprinklers Wet	B	108.32	1.00	1992			68		73,700
WHL2	WHIRLPOOL S	B	77	3500.00	1992			68		183,300
SPL3	Ingr Pool Gunit	B	448	51.00	2001	G		70	A	28,000
SHD1	Shed Frame	L	64	13.00	2020	A		50	C	400
EN9	W/O Trn Rail:R	L	500	11.00	2020	A		50	C	2,800



Subject **Evidence Package for BAA Commercial Hearing 2020-115**
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



AltusGroup

Altus Group is a leading provider of commercial real estate advisory services, software and data solutions.

3/17/2021

roundcube.recol.com :: Evidence Package for BAA Commercial Hearing 2020-115

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.



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. _____

APPLICATION

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

HEARING DATE: _____

Property Owner:
C2 Land LP c/o Clarion Partners
Name of property Owner
1717 McKinney Avenue, Suite 1900
Mailing Address
Dallas, TX 75202
City, State, Zip
678-686-2972
Phone

Appellant (if other than owner):
Rob Unkle, Altus Group U.S. Inc.
Name of Owner's Agent
20 Wight Avenue, Suite 200
Mailing Address
Hunt Valley, MD 21030
City, State, Zip
410-336-8051
Phone

Appellant's Capacity o Owner o Owner's Agent
(If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.)

Rob Unkle, Altus Group U. S. Inc. 02/19/2021

[Signature]

Print applicant name and date

Applicant signature

Fill out only the section 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/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? : \$ 8,300,000

Briefly state the basis of the Appeal: Current fair market value appears excessive given the current economic conditions, current income and expenses, and supported by the cost approach. Please see attached supporting documentation.

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

Print Name

Motion: _____

Voting Record Initials
Thomas Vitali _____
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 14 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: *Charles R. Lathem*
Charles R. Lathem
President

STATE OF TEXAS

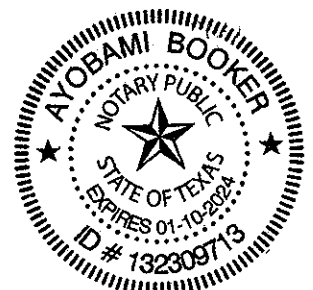
COUNTY OF DALLAS

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 January, 2021

Ayobami Booker
Notary Public

My Commission Expires: 1/10/2024

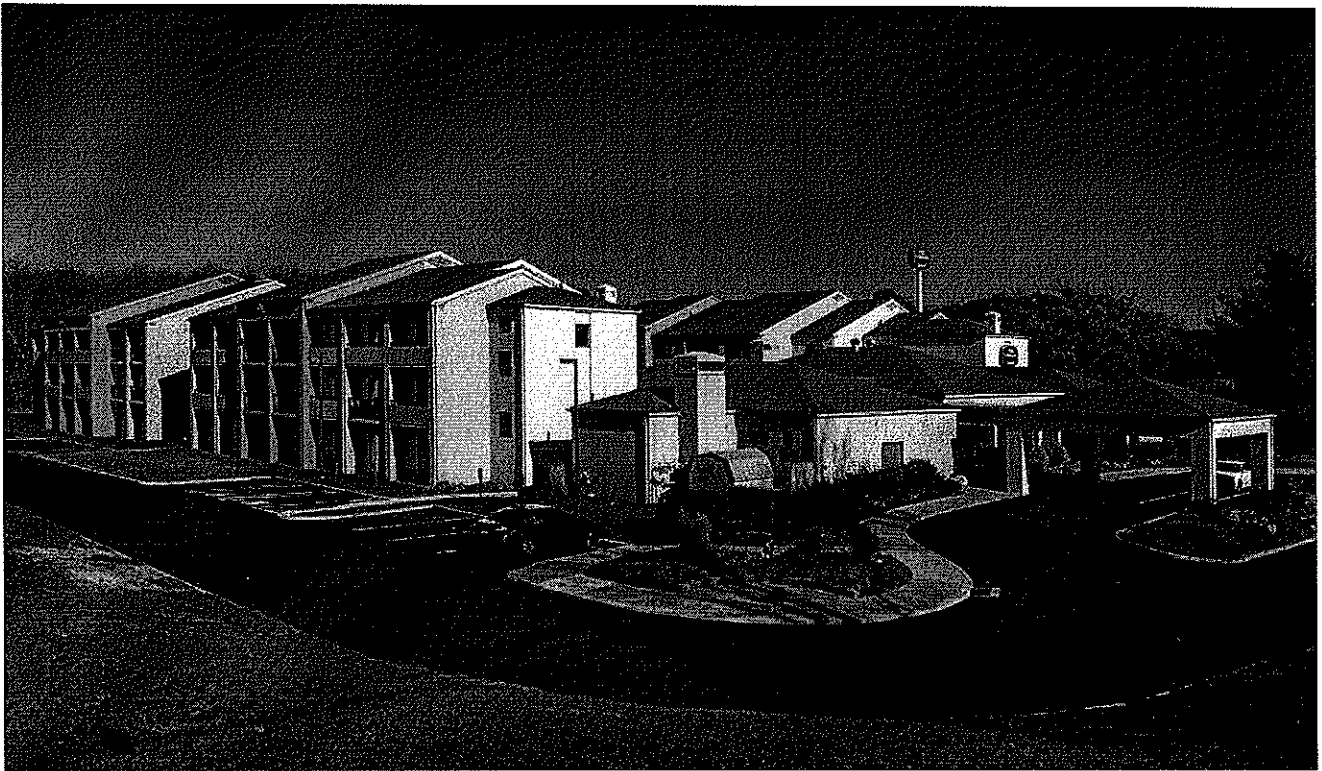


C2 Land LP c/o Clarion Partners - Account Listing

Client	Prop	Account	Address1	Assessor	State
Clarion Partners	WALLINGFORD CY	14619	600 Northrop Rd	Wallingford Town	CT

ALTUS GROUP - HOSPITALITY

REAL ESTATE CONSULTANTS



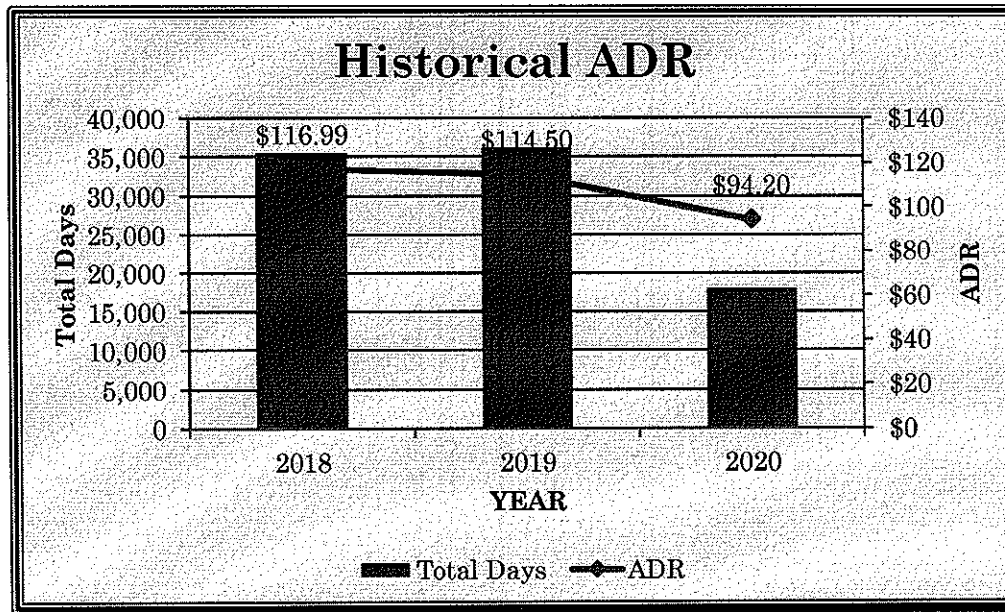
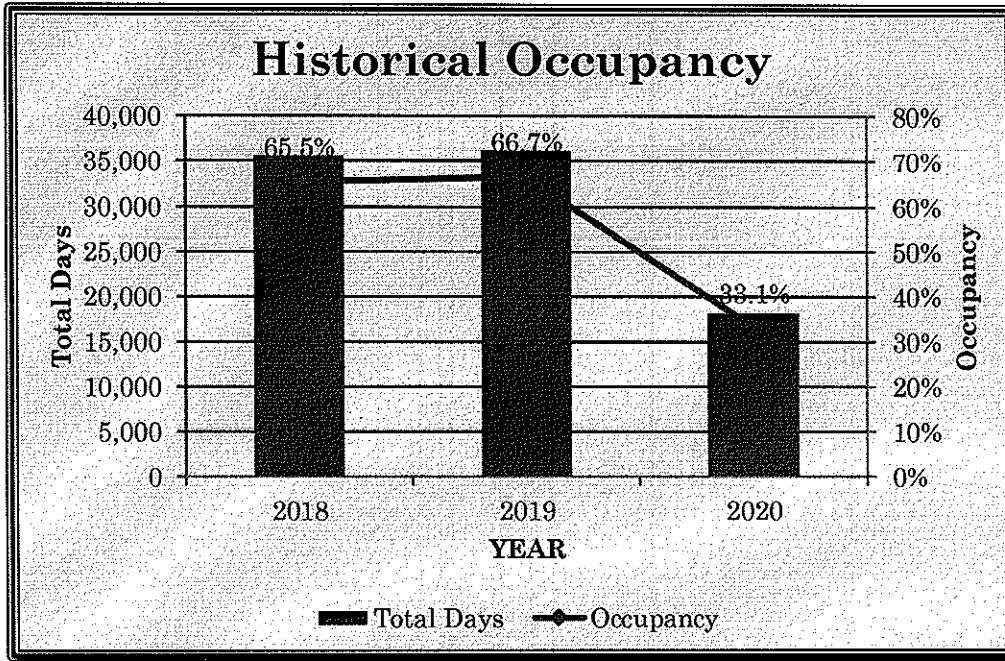
COURTYARD WALLINGFORD
600 NORTHPROP ROAD
WALLINGFORD, CT 06492

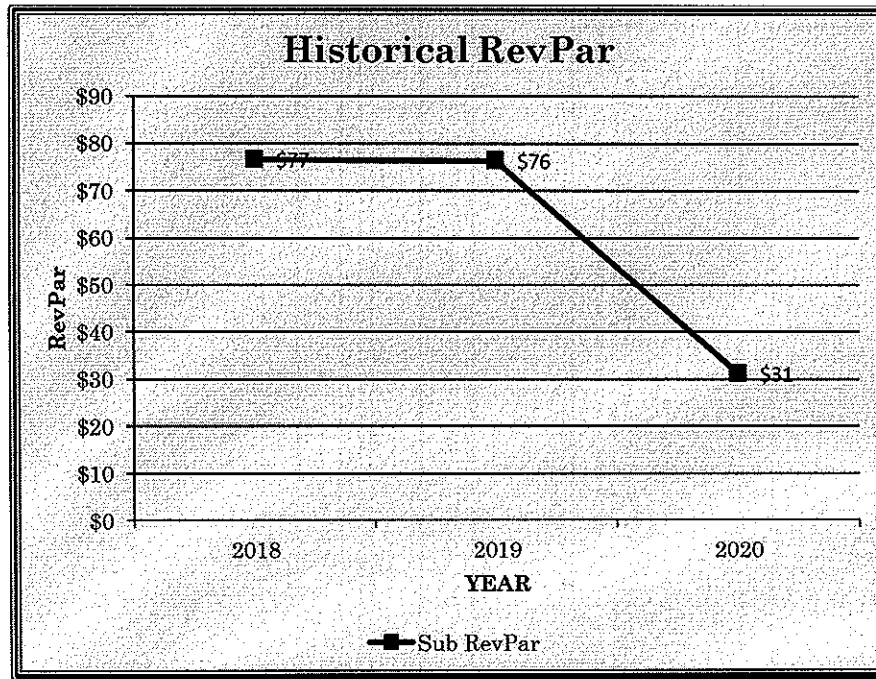
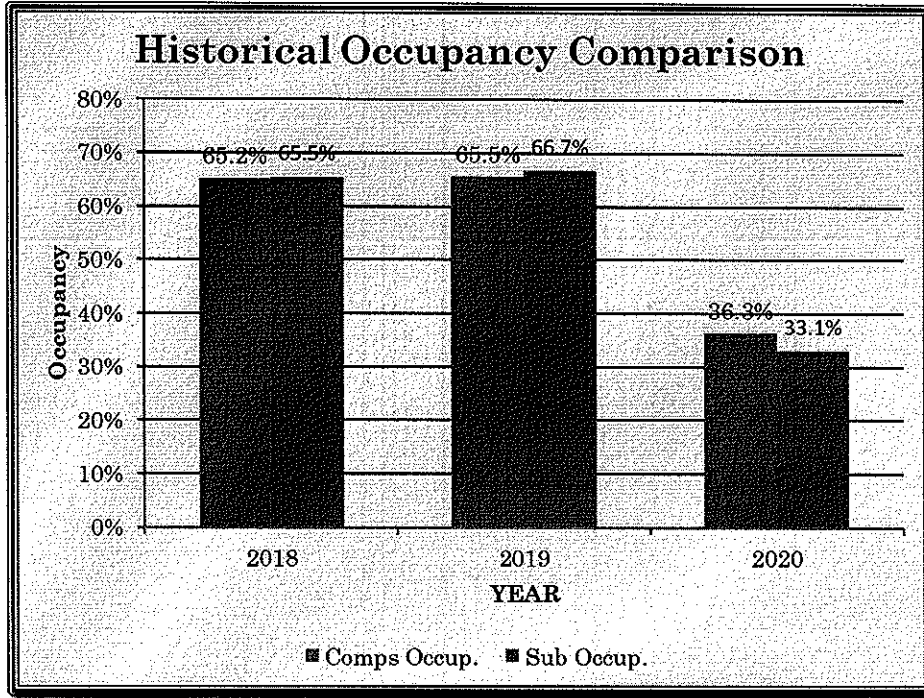
AS OF: OCTOBER 1, 2020
PARCEL NUMBER: M0029000

20 WIGHT AVENUE, SUITE 200, HUNT VALLEY, MD 21030
(410) 568-0790

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	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.

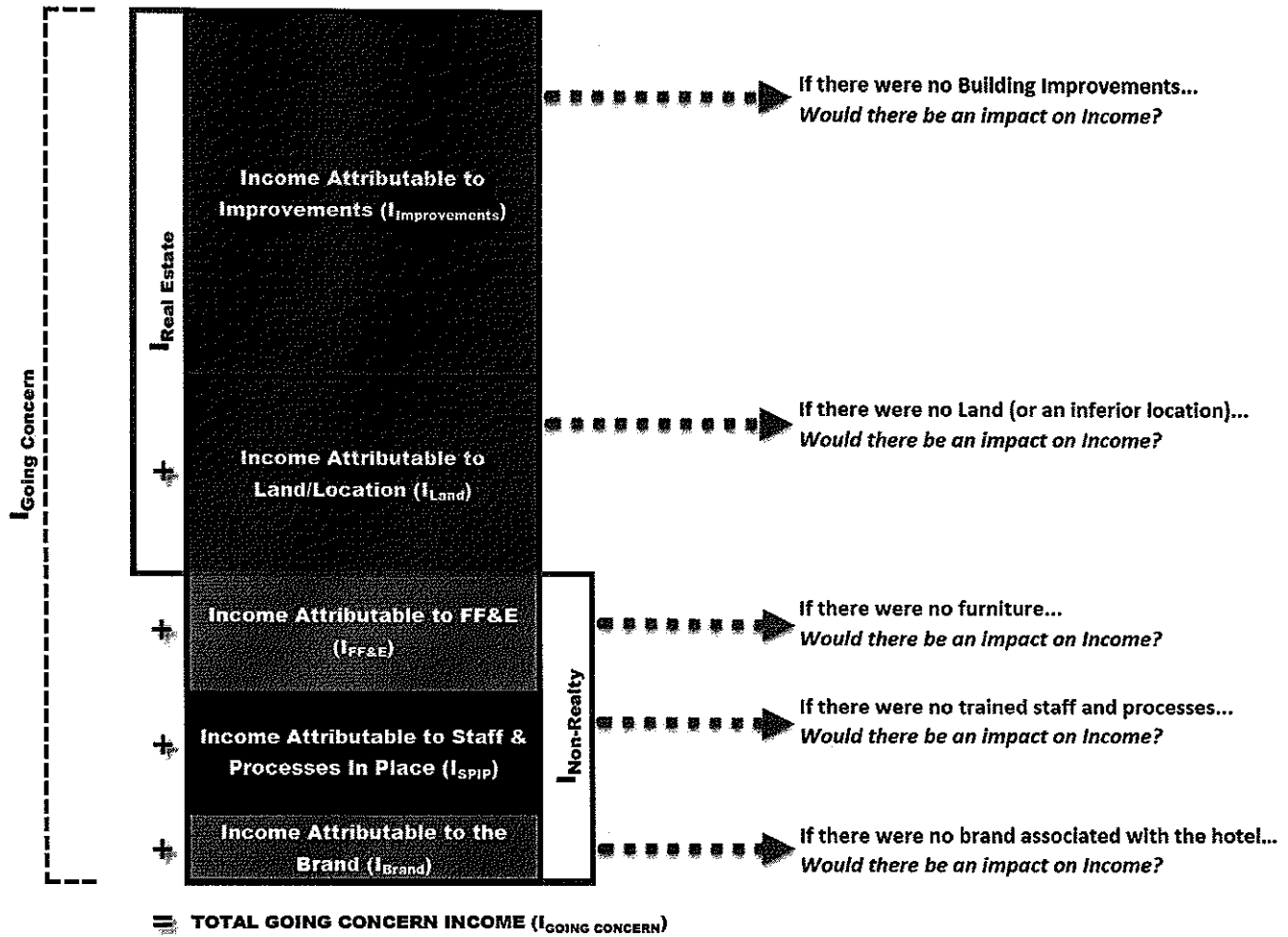
The valuation methodology employed by Altus Group extracts income attributable to the non-realty assets (both tangible and intangible) from the total income of the going concern. The underlying logic behind our premise is simple; if an owner is willing to write a check for an item, then their income 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 real estate 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



**It is important to note that all of our references to Income or I_o 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.¹ 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."² (*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
Entrepreneurial 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

¹ 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.

² 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."³ 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.⁴

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."⁵ 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%.⁶

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:

³ Dowell, Bernice T. "Hotel Investment Analysis: In Search of Business Value." *Assessment Journal*, 10738568, Mar/Apr97, Vol. 4, Issue 2.

⁴ See: "Separating Real and Personal Property from Intangible Business Assets" 9-17.

⁵ 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.

⁶ Eric E. Belfrage, MAI, "Business Value Allocation in Lodging Valuation", *The Appraisal Journal*, July 2001, Print, Pages 278-280.

Differential in Operating Expenses between Franchise vs. Independent (Independent OPEX - Franchise OPEX)						
	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: Wallingford 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		\$76.60		\$78.51	
Potential Room Nights	54,534		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%	\$123,763	2.75%
Total Expenses (Excluding Mgmt/Fran, 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	\$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	\$1,594,000
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.

MARSHALL SWIFT COST MANUAL	
Type	Hotels: Limited Service
M&S Reference	Section 11 Page 22
Class Construction	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

<i>Cost Analysis for Wallingford Cy</i>		<i>Replacement Cost</i>	
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	
	Total
Current Market Occupancy Levels	44.67%
Subject's Actual Occupancy Level	33.11%
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 4th Quarter Situs Real Estate Research Report (RERC) and the 3rd Quarter Price Waterhouse Cooper (PwC) Real Estate Investor Survey.

REGION - HOTEL - RERC 4TH 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 Investor Survey	
Quarter-Year	National Limited Service Hotel
3rd Qtr 2017	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 Qtr 2020	7.00%-12.00% 9.50%

ACTUAL		POPPAR		CURRENT MONTH		ACT vs LY		POPPAR		OPERATING RESULTS		ACTUAL		POPPAR		BUDGET		ACT vs BUD		YEAR TO DATE		ACT vs LY		POPPAR		% INC		
% REV	BUDGET	% REV	BUDGET	% INC	% DEC	% REV	% INC	% REV	% INC	% INC	% DEC	% REV	% INC	% REV	% INC	% REV	% INC	% REV	% INC	% REV	% INC	% REV	% INC	% REV	% INC	% REV	% INC	
44,718	123,803	51.2%	75,004	64.6%	-63.9%	173,721	(129,003)	68.6%	-74.3%	ROOMS DEPT. PROFIT	1,152,145	67.7%	2,770,396	(1,618,250)	73.3%	-58.4%	3,064,847	(1,912,702)	73.8%	-62.4%	3,064,847	(1,912,702)	73.8%	-62.4%	1,981,150	(176,585)	38.5%	-89.1%
2,496	7,000	238.2%	(4,504)	27.5%	-64.3%	13,949	(11,453)	47.4%	-82.1%	F & B DEPT. PROFIT	21,564	25.9%	157,519	(135,949)	33.8%	-66.3%	198,150	(176,585)	38.5%	-89.1%	198,150	(176,585)	38.5%	-89.1%	39,511	(15,665)	48.8%	-31.7%
519	1,988	29.4%	(1,369)	48.9%	-68.9%	4,609	(3,990)	70.2%	-86.6%	MARKET DEPT. PROFIT	23,855	51.2%	34,585	(10,730)	48.9%	-43.8%	84,042	(51,685)	100.0%	-51.7%	84,042	(51,685)	100.0%	-51.7%	0	0	0.0%	0.0%
585	1,491	100.0%	(925)	100.0%	-62.1%	2,117	(1,552)	100.0%	-73.3%	TOTAL DEPARTMENT PROFIT	1,212,948	65.7%	2,899,760	(1,778,812)	68.8%	-49.4%	3,386,560	(2,173,612)	70.1%	-44.2%	3,386,560	(2,173,612)	70.1%	-44.2%	0	0	0.0%	0.0%
48,338	134,281	53.1%	(85,833)	60.3%	-64.0%	194,396	(145,998)	66.7%	-75.1%	INFORMATION & TELECOM SYSTEMS	15,641	0.36	24,821	(5,160)	0.46	20.9%	22,829	3,168	0.42	14.0%	22,829	3,168	0.42	14.0%	0	0	0.0%	0.0%
2,465	2,018	(447)	0.44	-22.2%	1,622	(843)	0.35	-52.0%	Guest Communications	11,402	0.21	19,987	8,585	0.37	43.0%	18,934	7,532	0.35	39.8%	18,934	7,532	0.35	39.8%	0	0	0.0%	0.0%	
944	1,546	602	0.33	38.9%	1,328	394	0.29	30.1%	FTG Internet	3,844	0.18	13,794	3,950	0.25	28.6%	9,414	(430)	0.17	-4.6%	9,414	(430)	0.17	-4.6%	0	0	0.0%	0.0%	
620	1,209	588	0.62	48.8%	887	267	0.19	30.1%	LISTS Other	43,887	6.75	53,602	17,715	1.07	30.2%	51,177	10,290	0.34	20.1%	51,177	10,290	0.34	20.1%	0	0	0.0%	0.0%	
4,029	4,773	744	1.03	15.6%	3,636	(193)	0.83	-5.0%	TOTAL LISTS CONT.	1,182	0.02	5,989	4,816	0.11	60.3%	6,169	4,987	0.11	80.8%	6,169	4,987	0.11	80.8%	0	0	0.0%	0.0%	
128	508	383	0.11	75.3%	209	83	0.05	39.8%	ADMIN & GEN CONTROLLABLES	303	0.01	3,900	3,597	0.07	52.2%	3,628	3,255	0.07	92.1%	3,628	3,255	0.07	92.1%	0	0	0.0%	0.0%	
(90)	250	300	0.05	120.1%	(65)	(5)	-0.01	-8.6%	Office Supplies	41,798	2.3%	107,765	65,967	2.5%	61.2%	118,728	77,530	2.5%	65.1%	118,728	77,530	2.5%	65.1%	0	0	0.0%	0.0%	
1,593	5,846	4,253	2.6%	73.2%	7,652	6,059	2.6%	73.2%	Credit and Collection	0	0.0%	71	71	0.0%	100.0%	72	72	0.0%	100.0%	72	72	0.0%	100.0%	0	0	0.0%	0.0%	
0	0	0	0.0%	0.0%	0	0	0.0%	0.0%	Bad Debt	61	0.00	545	484	0.01	88.8%	394	0.01	88.8%	0.0%	394	0.01	88.8%	0.0%	0	0	0.0%	0.0%	
0	46	46	0.01	100.0%	(2)	(2)	0.00	-100.0%	Postage	321	0.01	571	250	0.01	43.8%	621	48.3%	0.01	48.3%	621	48.3%	0.01	48.3%	0	0	0.0%	0.0%	
0	436	436	0.09	100.0%	436	436	0.09	100.0%	Outside Labor Services	882	0.02	1,263	345	0.02	27.2%	3,005	2,923	0.07	76.8%	3,005	2,923	0.07	76.8%	0	0	0.0%	0.0%	
85	370	(41)	0.01	-162.5%	25	(21)	0.01	-162.5%	Uniforms	255	0.00	6,000	6,000	0.11	95.7%	7,527	7,272	0.14	96.6%	7,527	7,272	0.14	96.6%	0	0	0.0%	0.0%	
0	370	370	0.08	100.0%	201	(41)	0.04	100.0%	Employee Relations	1,758	0.1%	4,893	3,135	0.11	64.1%	4,013	2,255	0.15	56.2%	4,013	2,255	0.15	56.2%	0	0	0.0%	0.0%	
0	1,200	1,200	0.26	100.0%	1,937	1,937	0.42	100.0%	Charterbacks	738	0.03	3,364	1,621	0.06	48.2%	3,032	1,288	0.06	42.5%	3,032	1,288	0.06	42.5%	0	0	0.0%	0.0%	
(148)	231	379	0.05	100.0%	346	346	0.07	100.0%	Transportation/Exp Expense	60,389	3.3%	93,817	33,428	2.2%	35.6%	98,631	38,442	2.0%	38.9%	98,631	38,442	2.0%	38.9%	0	0	0.0%	0.0%	
0	0	0	0.0%	0.0%	0	0	0.0%	0.0%	Pandemic Preparedness	126,354	6.6%	171,819	45,466	4.0%	28.5%	172,891	46,538	3.6%	28.6%	172,891	46,538	3.6%	28.6%	0	0	0.0%	0.0%	
785	6,153	4,744	2.8%	22.9%	6,965	2,241	2.4%	32.1%	Program Services Contribution	6,884	0.4%	9,888	3,004	0.3%	33.6%	9,888	3,004	0.3%	33.6%	9,888	3,004	0.3%	33.6%	0	0	0.0%	0.0%	
11,978	14,871	14,871	2,593	6.5%	10,990	10,990	3.7%	-11.0%	Management Wages	57,365	43.4%	110,618	60,953	54.3%	90.9%	110,618	60,953	54.3%	90.9%	110,618	60,953	54.3%	90.9%	0	0	0.0%	0.0%	
0	3,256	3,256	1.5%	100.0%	228	228	0.1%	100.0%	Hourly Wages	28,428	0.37	9,859	9,859	0.56	32.6%	27,350	9,823	0.50	25.3%	27,350	9,823	0.50	25.3%	0	0	0.0%	0.0%	
0	221	221	0.1%	100.0%	15	(5136)	-0.1%	-3448.2%	Overtime Premium	28,428	0.37	9,859	9,859	0.56	32.6%	27,350	9,823	0.50	25.3%	27,350	9,823	0.50	25.3%	0	0	0.0%	0.0%	
5,151	43,005	2203	53	28.8%	15	(5136)	-0.1%	-3448.2%	Benefits/Bonus % Wages	328,924	17.8%	590,043	269,119	13.8%	45.0%	600,568	271,644	12.4%	45.2%	600,568	271,644	12.4%	45.2%	0	0	0.0%	0.0%	
1,184	1,192	7	0.26	0.6%	(466)	(466)	-10.1%	-354.2%	A&G Other	98,787	1.81	126,024	26,246	2.29	21.0%	122,977	24,181	2.25	19.7%	122,977	24,181	2.25	19.7%	0	0	0.0%	0.0%	
25,628	39,808	14,080	17.7%	35.6%	29,357	(4,850)	10.1%	14.0%	TOTAL A&G CONT.	98,787	1.81	126,024	26,246	2.29	21.0%	122,977	24,181	2.25	19.7%	122,977	24,181	2.25	19.7%	0	0	0.0%	0.0%	
12,503	11,662	(841)	2.52	-7.3%	17,962	4,850	3.75	27.9%	UTILITIES	23,307	0.43	35,884	12,577	0.86	35.0%	42,188	18,681	0.78	44.8%	42,188	18,681	0.78	44.8%	0	0	0.0%	0.0%	
3,166	4,904	1,737	1.06	35.4%	4,722	1,556	1.02	39.9%	Electricity	0	0.0%	0	0	0.0%	0.0%	0	0	0.0%	0.0%	0	0	0.0%	0.0%	0	0	0.0%	0.0%	
2,609	2,731	122	0.39	4.5%	4,510	1,900	0.88	42.1%	Gas	0	0.0%	0	0	0.0%	0.0%	0	0	0.0%	0.0%	0	0	0.0%	0.0%	0	0	0.0%	0.0%	
0	0	0	0.0%	0.0%	0	0	0.0%	0.0%	Water/Sewer	0	0.0%	0	0	0.0%	0.0%	0	0	0.0%	0.0%	0	0	0.0%	0.0%	0	0	0.0%	0.0%	
0	0	0	0.0%	0.0%	0	0	0.0%	0.0%	Utilities - Other	0	0.0%	0	0	0.0%	0.0%	0	0	0.0%	0.0%	0	0	0.0%	0.0%	0	0	0.0%	0.0%	
18,279	19,387	1,108	4.18	5.2%	26,534	8,305	5.76	31.2%	TOTAL UTILITIES	148,448	2.74	199,479	50,031	3.66	25.1%	202,297	52,849	3.72	28.1%	202,297	52,849	3.72	28.1%	0	0	0.0%	0.0%	
0	0	0	0.0%	0.0%	0	0	0.0%	0.0%	PROP OPERATIONS AND MAINT	71,012	1.30	98,170	27,158	1.80	27.7%	103,877	32,865	1.91	31.6%	103,877	32,865	1.91	31.6%	0	0	0.0%	0.0%	
0	8,002	733	1.91	8.3%	9,310	1,241	2.02	18.3%	POS Contract	13,459	0.25	36,538	23,079	0.67	63.2%	35,594	22,135	0.65	62.2%	35,594	22,135	0.65	62.2%	0	0	0.0%	0.0%	
3,694	3,955	(261)	0.57	-19.4%	3,763	69	0.81	1.9%	POS Non-Contract	15,761	0.29	26,581	10,820	0.49	40.7%	25,005	9,244	0.46	37.0%	25,005	9,244	0.46	37.0%	0	0	0.0%	0.0%	
0	0	0	0.0%	0.0%	0	0	0.0%	0.0%	Cluster Engineering	0	0.0%	0	0	0.0%	0.0%	0	0	0.0%	0.0%	0	0	0.0%	0.0%	0	0	0.0%	0.0%	
0	0	0	0.0%	0.0%	0	0	0.0%	0.0%	Management Wages	43,414	2.4%	51,304	7,890	1.2%	15.4%	49,180	5,766	1.0%	11.7%	49,180	5,766	1.0%	11.7%	0	0	0.0%	0.0%	
2,698	2,787	91	1.3%	3.3%	2,228	(459)	0.8%	-21.0%	Hourly Premium	394	0.0%	1,240	845	0.0%	68.2%	1,276	882	0.0%	69.1%	1,276	882	0.0%	69.1%	0	0	0.0%	0.0%	
32	83	51	0.0%	65.6%	95	64	0.0%	66.6%	Overtime Premium	15,204	34.7%	17,344	2,140	33.0%	12.3%	16,568	1,363	32.8%	8.2%	16,568	1,363	32.8%	8.2%	0	0	0.0%	0.0%	
1,140	1,033	404	58.7%	30.2%	1,373	234	59.1%	17.0%	Benefits/Bonus % Wages	1,364	0.03	2,324	961	0.04	41.9%	1,772	409	0.03	23.1%	1,772	409	0.03	23.1%	0	0	0.0%	0.0%	
10	185	174	0.04	94.3%	56	(46)	-0.01	-81.4%	A&G Other	148,448	2.95	235,500	72,052	4.28	31.2%	233,271	72,064	4.29	31.1%	23								

Marriott International, Inc.
 MSB P&L Report
 31 - Courtyard NA Mgt / 311FS - Wallingford
 For Month of December, 2020
 In USD

CURRENT MONTH				YEAR TO DATE									
ACTUAL	POBPAR % REV	ACT vs BUD \$ B/W	POBPAR % INC/ DEC	ACT vs LY \$ B/W	POBPAR % INC/ DEC	BUDGET	ACT vs BUD \$ B/W	POBPAR % INC/ DEC	ACT vs LY \$ B/W	POBPAR % INC/ DEC	LAST YEAR	ACT vs LY \$ B/W	POBPAR % INC/ DEC
(23,682)	-26.0%	27,083	12.2%	(104,304)	-129.4%	1,531,992	(1,183,112)	35.2%	1,912,027	39.6%	1,912,027	(1,583,147)	39.6%
5,465	6.0%	13,362	6.0%	12,023	60.7%	260,920	150,156	6.0%	289,947	6.0%	289,947	179,182	6.0%
0	0.0%	0	0.0%	0	0.0%	0	0	0.0%	0	0.0%	0	0	0.0%
0	0.0%	0	0.0%	0	0.0%	0	0	0.0%	0	0.0%	0	0	0.0%
5,465	6.0%	13,362	6.0%	12,023	60.7%	260,920	150,156	6.0%	289,947	6.0%	289,947	179,182	6.0%
(29,146)	-32.0%	(3,721)	8.2%	(92,288)	-148.2%	1,271,072	(1,032,956)	29.2%	1,622,089	33.6%	1,622,089	(1,383,965)	45.3%
19,231	21.2%	19,231	0.0%	(1,519)	-6.1%	222,882	9,105	5.3%	211,267	4.4%	211,267	(11,114)	-5.3%
919	1.0%	1,010	9.1%	88	8.7%	11,652	573	4.7%	11,867	0.2%	11,867	315	2.7%
0	0.0%	0	0.0%	0	0.0%	0	0	0.0%	0	0.0%	0	(28)	-100.0%
0	0.0%	0	0.0%	0	0.0%	(10)	0	0.0%	(10)	0.0%	0	0	0.0%
282	0.3%	672	389	(282)	0.0%	5,723	13,118	0.3%	7,446	0.3%	13,169	7,446	56.5%
1,695	1.9%	4,120	2,425	1,695	59.1%	190,903	3,466	1.8%	192,689	1.7%	192,689	1,786	4.0%
1,695	1.9%	4,120	2,425	1,695	59.1%	190,903	3,466	1.8%	192,689	1.7%	192,689	1,786	4.0%
1,986	2.3%	861	(1,125)	(271)	-33.4%	34,152	80,460	1.5%	84,085	1.7%	84,085	49,322	59.4%
112	0.1%	0	0.0%	(20)	-22.2%	9,751	11,031	0.3%	11,031	0.0%	11,031	1,260	11.8%
2,043	2.2%	2,941	898	(1,910)	-97.7%	15,149	8,213	0.16	2,978	0.05	2,978	(12,171)	-408.7%
33	0.0%	(83)	0.0%	133	79.9%	780	0.0%	0.0%	1,828	0.0%	1,828	1,049	57.4%
42,356	47.6%	46,011	2,655	3,518	16.1%	502,385	86,268	0.14	569,239	0.12	569,239	66,914	11.9%
(72,594)	-79.6%	(32,290)	(40,214)	(8,924)	-14.5%	(264,270)	(649,888)	-14.3%	(952,782)	-136.7%	(952,782)	(1,317,051)	-216.1%
0	0.0%	0	0.0%	0	0.0%	0	0	0.0%	0	0.0%	0	0	0.0%
0	0.0%	0	0.0%	0	0.0%	0	0	0.0%	0	0.0%	0	0	0.0%
0	0.0%	0	0.0%	0	0.0%	0	0	0.0%	0	0.0%	0	0	0.0%
0	0.0%	0	0.0%	0	0.0%	0	0	0.0%	0	0.0%	0	0	0.0%
0	0.0%	0	0.0%	0	0.0%	0	0	0.0%	0	0.0%	0	0	0.0%
0	0.0%	0	0.0%	0	0.0%	0	0	0.0%	0	0.0%	0	0	0.0%
0	0.0%	0	0.0%	0	0.0%	0	0	0.0%	0	0.0%	0	0	0.0%
0	0.0%	0	0.0%	0	0.0%	0	0	0.0%	0	0.0%	0	0	0.0%
(72,594)	-79.6%	(32,290)	(40,214)	(8,924)	-14.5%	(264,270)	(649,888)	-14.3%	(952,782)	-136.7%	(952,782)	(1,317,051)	-216.1%
4,555	5.0%	11,135	6,580	10,020	59.1%	92,304	(126,130)	5.0%	241,622	5.0%	241,622	149,318	61.8%
(77,059)	-84.6%	(43,426)	(33,633)	(78,742)	-77.6%	(356,373)	(621,559)	-19.3%	(811,159)	-178.7%	(811,159)	(1,167,733)	-144.0%

CURRENT MONTH				YEAR TO DATE									
ACTUAL	POBPAR % REV	ACT vs BUD \$ B/W	POBPAR % INC/ DEC	ACT vs LY \$ B/W	POBPAR % INC/ DEC	BUDGET	ACT vs BUD \$ B/W	POBPAR % INC/ DEC	ACT vs LY \$ B/W	POBPAR % INC/ DEC	LAST YEAR	ACT vs LY \$ B/W	POBPAR % INC/ DEC
1,929	1.0%	3,126	1.6%	2,259	59.0%	23,925	48,310	1.46	52,935	1.45	52,935	29,010	54.0%
16,000	2.84	14,571	3.15	(2,335)	-7.8%	15,447	16,82	0.35	14,33	-3.6%	172,891	(0,54)	-3.0%
13,125	5.30	50,060	25,573	10,84	51.1%	130,350	171,819	41,469	42,541	3.18	172,891	42,541	24.6%
24,477	5.30	1,665	1,418	8,86	85.2%	370,169	772,075	401,907	420,169	14.53	790,368	420,169	53.2%
247	0.23	1,665	1,418	8,86	85.2%	7,425	36,554	29,129	40,476	1.11	40,476	33,050	81.7%
0	0.0%	378	0.20	378	100.0%	666	10,015	9,349	10,015	0.27	10,015	9,349	93.4%
23,180	61.2%	26,330	3,148	898	34.5%	250,556	396,232	145,736	392,501	36.7%	392,501	141,945	36.2%

CURRENT MONTH				YEAR TO DATE									
ACTUAL	POBPAR % REV	ACT vs BUD \$ B/W	POBPAR % INC/ DEC	ACT vs LY \$ B/W	POBPAR % INC/ DEC	BUDGET	ACT vs BUD \$ B/W	POBPAR % INC/ DEC	ACT vs LY \$ B/W	POBPAR % INC/ DEC	LAST YEAR	ACT vs LY \$ B/W	POBPAR % INC/ DEC
(72,594)	-79.6%	(32,290)	(40,214)	(8,924)	-14.5%	(264,270)	(649,888)	-14.3%	(952,782)	-136.7%	(952,782)	(1,317,051)	-216.1%
4,555	5.0%	11,135	6,580	10,020	59.1%	92,304	(126,130)	5.0%	241,622	5.0%	241,622	149,318	61.8%
(77,059)	-84.6%	(43,426)	(33,633)	(78,742)	-77.6%	(356,373)	(621,559)	-19.3%	(811,159)	-178.7%	(811,159)	(1,167,733)	-144.0%

CURRENT MONTH				YEAR TO DATE									
ACTUAL	POBPAR % REV	ACT vs BUD \$ B/W	POBPAR % INC/ DEC	ACT vs LY \$ B/W	POBPAR % INC/ DEC	BUDGET	ACT vs BUD \$ B/W	POBPAR % INC/ DEC	ACT vs LY \$ B/W	POBPAR % INC/ DEC	LAST YEAR	ACT vs LY \$ B/W	POBPAR % INC/ DEC
1,929	1.0%	3,126	1.6%	2,259	59.0%	23,925	48,310	1.46	52,935	1.45	52,935	29,010	54.0%
16,000	2.84	14,571	3.15	(2,335)	-7.8%	15,447	16,82	0.35	14,33	-3.6%	172,891	(0,54)	-3.0%
13,125	5.30	50,060	25,573	10,84	51.1%	130,350	171,819	41,469	42,541	3.18	172,891	42,541	24.6%
24,477	5.30	1,665	1,418	8,86	85.2%	370,169	772,075	401,907	420,169	14.53	790,368	420,169	53.2%
247	0.23	1,665	1,418	8,86	85.2%	7,425	36,554	29,129	40,476	1.11	40,476	33,050	81.7%
0	0.0%	378	0.20	378	100.0%	666	10,015	9,349	10,015	0.27	10,015	9,349	93.4%
23,180	61.2%	26,330	3,148	898	34.5%	250,556	396,232	145,736	392,501	36.7%	392,501	141,945	36.2%

**CLARION PARTNERS
 CBM JOINT VENTURE LIMITED PARTNERSHIP
 CURRENT YEAR PROJECTED OPERATING CASH FLOWS - NEW HAVEN WALLINGFORD**

	November 2019 - October 2020 Actual
Revenues:	
Rooms	\$2,152,886
F&B (Incl Market)	219,933
Other	20,659
	<u>2,393,478</u>
Department Expenses:	
Rooms	656,560
F&B (Incl Market)	132,324
Other	-
	<u>788,884</u>
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
	<u>961,062</u>
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	11,728
Ground Rent	194,369
Chain Services	46,356
Insurance	18,882
Lease Payments	9,287
Non-Operating Expense	1,659
FF&E Loan Repayment	16,997
	<u>781,907</u>
Operating Profit	(138,375)
Addbacks:	
C2 Land Ground Rent	194,369
FF&E Loan Repayment	16,997
Net Operating Profit	<u><u>72,991</u></u>

Mariott International, Inc.
MSB P&L Report
31 - Courtyard NA Mgt / 31175 - Wallingford
For Month of December, 2018
In USD

Run Date: 01/09/2019
Run Time: 02:30:59

Number of Rooms: 146

ACTUAL	POR/PAR	CURRENT MONTH			LAST YEAR	ACT vs LY \$ (M)	POR/PAR %REV	% INCI/ DEC	KEY STATISTICS	ACTUAL	POR/PAR %REV	YEAR TO DATE			LAST YEAR	ACT vs LY \$ (M)	POR/PAR %REV	% INCI/ DEC	
		BUDGET	ACT vs BUD \$ (M)	POR/PAR %REV								BUDGET	ACT vs BUD \$ (M)	POR/PAR %REV					DEC
267,882	116.01	282,857	(24,975)	119.00	-8.6%	282,332	(24,450)	118.46	-8.7%	4,719,207	131.52	4,543,266	125,941	128.92	3.9%	4,498,920	220,287	128.69	3.4%
115,520	52.2%	173,698	(58,166)	70.3%	-33.5%	174,196	(59,678)	70.6%	-33.7%	3,144,777	75.5%	2,894,401	150,376	74.5%	5.0%	3,041,379	103,989	76.1%	3.4%
62,699	24.3%	93,356	(30,658)	33.0%	-32.8%	93,960	(30,961)	33.1%	-33.0%	2,024,204	42.9%	1,924,690	99,514	42.4%	5.2%	1,972,377	51,627	43.8%	2.6%
47.8%		50.9%	-3.1		-4.7%	50.6%	-2.8		-4.7%	65.5%		64.1%	1.3			63.6%	1.9		
100.28		105.18	-4.90		-4.7%	105.26	-4.98		-4.7%	116.59		115.14	1.84			115.53	1.46		1.9%
47.91		53.51	-5.60		-10.5%	53.23	-5.32		-10.0%	76.60		73.86	2.74			73.51	3.09		4.2%
55.83		61.24	-6.41		-8.8%	61.12	-6.29		-8.7%	86.77		83.54	3.24			82.72	4.05		4.9%
13.57		20.21	-6.84		-32.8%	20.26	-6.69		-33.0%	37.22		35.39	1.83			35.27	0.95		2.6%
24.3%		33.0%	-8.7		-26.2%	33.1%	-8.8		-26.2%	42.9%		42.5%	0.5			43.8%	-0.9		
1.69		1.49	0.20		-13.2%	1.52	-0.03		-11.2%	1.37		1.38	0.00			1.31	0.06		-4.2%
2.223		2.377	-0.154		-6.5%	2.363	-0.013		-5.9%	35.822		35.241	0.581			34.960	0.862		2.6%
2.207		2.350	-0.143		-6.1%	2.336	-0.036		-5.9%	35.610		34.969	0.641			34.604	2.0%		2.9%
4.819		4.819	0.000		0.0%	4.819	0.000		0.0%	54.385		54.385	0.000			54.385	0.000		0.0%
OPERATING RESULTS																			
221,308	98.55	247,175	(25,866)	103.99	-10.5%	245,976	(24,557)	104.05	-10.0%	4,165,941	116.10	4,016,824	149,117	113.98	3.7%	3,897,676	163,265	114.35	4.2%
30,304	13.63	30,128	175	12.86	0.5%	31,101	(797)	13.16	-3.6%	489,919		444,923	35,996	12.63	8.1%	433,727	47,191	12.41	10.9%
5,822	2.62	4,611	1,211	1.94	25.3%	4,369	894	2.10	12.2%	54,144	1.51	50,137	(3,992)	1.89	-20.6%	66,858	(2,713)	1.91	-19.0%
447	0.20	941	(495)	0.40	-52.9%	397	80	0.16	15.5%	15,203	0.51	15,353	-4,820	0.38	36.9%	17,544	1,744	0.82	26.2%
257,882	116.01	282,857	(24,975)	119.00	-8.8%	282,332	(24,450)	119.48	-8.7%	4,719,207	131.52	4,543,266	175,941	128.92	3.9%	4,498,920	220,287	128.69	4.3%
ROOMS CONTROLLABLES																			
1,862	0.84	951	(911)	0.40	-65.8%	2,467	605	1.04	24.5%	22,780	0.63	14,098	(8,683)	0.40	-61.5%	13,853	(8,907)	0.40	-64.3%
437	0.20	357	(80)	0.15	-22.6%	345	(92)	0.15	-26.8%	5,280	0.15	5,286	6	0.15	0.1%	5,213	(68)	0.15	-1.3%
781	0.35	547	(234)	0.23	-42.9%	525	(156)	0.26	-25.0%	7,283	0.20	8,105	822	0.23	10.1%	9,249	1,965	0.26	21.3%
0	0.00	0	0	0.00	0.0%	0	0	0.00	0.0%	0	0.00	0	0	0.00	0.0%	627	627	0.02	100.0%
2,395	1.30	2,520	(376)	1.05	-14.9%	3,768	873	1.59	23.2%	37,823	1.05	37,233	(590)	1.05	-1.6%	(482)	1,07	-1.3%	-0.3%
0	0.00	0	0	0.00	0.0%	0	0	0.00	0.0%	(26)	0	26	0.00	0.0%	0.0%	0	26	0.00	0.0%
4,061	1.69	5,253	1,192	2.1%	22.7%	4,460	398	1.8%	6.7%	76,735	1.8%	77,883	1,148	1.9%	1.5%	76,761	27	1.9%	0.0%
628	0.28	1,046	418	0.44	35.9%	827	199	0.35	24.1%	13,074	0.36	15,506	2,432	0.44	15.7%	15,631	2,756	0.45	17.4%
5,921	2.7%	5,279	(642)	2.1%	-12.2%	4,367	(1,474)	2.0%	-19.2%	82,203	2.0%	80,075	(2,128)	2.0%	-2.7%	79,114	(3,089)	2.0%	-3.9%
389	0.08	214	(175)	0.05	-31.7%	1,048	(245)	0.03	-17.0%	1,264	0.02	3,172	1,908	0.02	60.2%	4,496	3,222	0.68	71.8%
4,482	0.97	3,095	(1,387)	0.67	-48.3%	3,008	(1,474)	0.65	-49.0%	36,283	0.67	36,438	155	0.67	0.4%	35,957	(28)	0.65	-0.3%
0	0.00	0	0	0.00	0.0%	0	0	0.00	0.0%	0	0.00	0	0	0.00	0.0%	0	0	0.00	0.0%
62,644	28.18	39,592	(23,053)	16.66	-56.2%	36,717	(25,327)	15.54	-70.5%	531,939	14.82	533,308	1,369	15.13	0.3%	474,330	(57,609)	13.57	-12.1%
1,142	0.51	1,316	174	0.55	13.2%	1,308	166	0.55	12.7%	18,095	0.50	21,401	3,305	0.61	15.4%	21,213	3,117	0.61	14.7%
20,374	31.9%	12,322	(7,452)	31.6%	-57.7%	12,787	(7,587)	33.6%	-58.3%	179,004	32.5%	183,019	4,015	33.0%	2.2%	171,660	(7,344)	34.6%	-4.3%
172	0.08	400	228	0.17	56.9%	265	92	0.11	34.9%	9,445	0.28	6,900	(2,545)	0.20	-36.9%	10,663	1,218	0.30	11.4%
105,789	47.58	73,490	(32,300)	30.92	-44.0%	71,678	(34,111)	30.33	-47.6%	1,021,164	28.45	1,022,423	1,259	28.01	0.1%	956,297	(64,866)	27.35	-8.2%
F&B CONTROLLABLES																			
106	0.6%	5,590	5,574	35.4%	98.1%	1,418	1,311	8.0%	92.5%	111,482	43.7%	87,311	(24,171)	36.7%	-27.7%	90,372	(21,110)	34.5%	-23.4%
3,166	45.8%	1,840	(1,326)	27.4%	-72.0%	1,724	(1,442)	26.3%	-83.7%	30,101	26.3%	26,797	(3,304)	27.4%	-12.3%	25,746	(4,356)	27.0%	-18.9%
0	0.00	0	0	0.00	0.0%	0	0	0.00	0.0%	0	0.00	0	0	0.00	0.0%	0	0	0.00	0.0%
4,056	13.4%	5,975	1,919	19.8%	32.1%	4,724	668	15.2%	14.1%	76,977	16.0%	88,585	11,608	19.9%	13.1%	73,809	(3,168)	17.0%	-4.3%
250	0.8%	52	(199)	0.2%	-384.8%	51	(199)	0.2%	-387.6%	4,757	1.0%	1,994	(2,823)	0.4%	-145.9%	1,917	(2,840)	0.4%	-148.1%
910	3.0%	1,916	1,006	6.1%	52.5%	2,021	1,111	6.5%	55.0%	10,611	2.2%	12,678	2,066	2.8%	16.3%	8,691	(1,920)	2.0%	-22.2%
2,810	50.0%	2,233	123	34.4%	4.5%	2,150	(480)	31.6%	-21.4%	38,780	39.6%	34,450	(4,330)	38.4%	-8.8%	29,139	(9,641)	34.5%	-58.2%
1,491	4.5%	3,750	2,259	12.4%	60.2%	4,281	2,790	13.9%	65.2%	61,787	12.8%	57,900	(3,887)	13.0%	-5.7%	53,227	(8,561)	12.3%	-16.1%
12,869	41.5%	21,945	9,356	72.8%	42.6%	16,369	3,780	52.6%	23.1%	332,495	68.1%	309,655	(22,840)	69.6%	-7.4%	282,891	(49,605)	65.2%	-17.5%
TOTAL F&B CONT.																			
3,285	55.8%	2,128	(1,109)	46.1%	-52.2%	2,475	(799)	49.8%	-30.7%	25,022	51.8%	31,411	3,389	46.1%	10.9%	31,062	3,040	46.5%	8.6%
0	0.0%	0	0	0.0%	0.0%	0	0	0.0%	0.0%	0	0.0%	0	0	0.0%	0.0%	0	0	0.0%	0.0%
Other Sales Expense																			

Marriott International, Inc.
MSB P&L Report
31 - Courtyard/NA Mgt/31TFS - Wallingford
For Month of December, 2018
In USD

Number of Rooms: 148

ACTUAL	POR/PAR % REV	CURRENT MONTH			ACT VS BUD \$ (B/W)	BUDGET	ACT VS BUD %REV	YEAR TO DATE			LAST YEAR	ACT VS LY \$ (B/W)	POR/PAR %REV	% INCI DEC
		ACT VS BUD \$ (B/W)	% INC/DEC	% INC/DEC				ACT VS BUD \$ (B/W)	% INC/DEC	% INC/DEC				
115,520	52.2%	173,686	(58,166)	70.3%	-33.5%	174,198	(58,678)	70.8%	-33.7%	3,041,379	103,389	76.1%	3.4%	
17,715	58.5%	8,184	9,531	27.2%	116.5%	14,732	2,983	47.4%	20.3%	190,936	(2,413)	34.8%	-1.5%	
2,487	44.4%	2,466	102	53.9%	4.1%	2,483	54	50.2%	3.8%	35,795	(6,673)	53.5%	-27.0%	
135,269	52.9%	185,297	(49,028)	65.5%	-36.5%	191,810	(55,541)	67.9%	-29.0%	3,228,669	108,856	71.8%	3.4%	
71	0.02	3,909	(3,838)	0.65	98.2%	4,738	(4,665)	1.03	89.5%	42,349	14,032	0.78	33.1%	
4,953	1.07	970	(3,983)	0.21	-110.6%	446	(4,507)	0.10	-101.7%	11,028	(5,581)	0.20	-50.6%	
0	0.00	0	0	0.00	0.0%	0	0	0.00	0.0%	0	0	0.00	0.0%	
893	0.19	875	82	0.21	8.4%	875	(218)	0.15	-32.3%	14,142	1,759	0.25	12.4%	
5,917	1.28	5,854	(63)	1.27	-1.1%	5,857	(66)	1.27	-1.0%	67,519	10,210	1.24	15.1%	
374	0.08	462	88	0.10	10.1%	888	514	0.19	57.9%	6,048	(1,730)	0.11	-28.6%	
82	0.02	0	(82)	0.00	0.0%	486	404	0.11	83.2%	5,674	(1,027)	0.10	-18.1%	
6,831	2.6%	8,126	1,295	2.9%	15.9%	8,111	1,280	2.9%	15.8%	120,500	2,969	2.7%	2.5%	
0	0.00	0	0	0.00	0.0%	0	0	0.00	0.0%	50	50	0.00	100.0%	
7	0.00	46	39	0.01	85.5%	0	(7)	0.00	0.0%	121	(415)	0.00	-342.2%	
0	0.00	0	0	0.00	0.0%	0	0	0.00	0.0%	75	(7,399)	0.00	-984.7%	
159	0.03	0	(159)	0.00	0.0%	493	334	0.11	67.7%	2,830	245	0.05	8.6%	
240	0.05	260	10	0.05	3.5%	611	371	0.13	60.7%	4,093	(5,713)	0.08	-139.6%	
2,395	0.52	1,700	(696)	0.37	-40.9%	1,317	(1,079)	0.29	-81.9%	6,664	(608)	0.12	-9.1%	
395	0.09	100	(295)	0.02	-29.4%	239	(166)	0.05	-65.3%	3,100	(1,296)	0.06	-41.8%	
0	0.00	139	139	0.03	100.0%	20	20	0.00	100.0%	1,728	590	0.02	51.5%	
12,697	2.73	12,342	(355)	2.57	-2.1%	13,226	681	2.86	4.8%	163,998	4,290	3.01	2.6%	
(17,662)	-3.78	2,079	(19,741)	0.45	94.1%	3,775	2,129	0.82	563.2%	31,107	2,930	0.57	9.4%	
604	0.13	376	(228)	0.08	-60.5%	376	(228)	0.08	-60.5%	4,607	(955)	0.08	-20.7%	
678	-15.8%	3,356	2,678	22.7%	79.5%	4,003	3,325	25.0%	83.1%	73,572	(8,158)	36.5%	-8.4%	
(83)	-0.12	1,955	2,102	0.34	134.4%	873	1,411	0.19	81.6%	22,561	(8,669)	0.41	-38.4%	
6,342	2.5%	30,540	24,198	10.8%	79.2%	34,420	28,078	12.2%	81.6%	446,048	(22,900)	9.3%	-5.1%	
15,912	7.16	8,351	(7,561)	3.51	-90.5%	7,824	(8,079)	3.32	-103.1%	112,918	(20,988)	3.23	-18.5%	
5,481	2.47	5,371	(10)	2.26	-2.0%	5,317	(54)	2.25	-3.1%	40,359	(4,668)	1.15	-10.1%	
4,354	1.96	2,605	(1,749)	1.10	-67.2%	5,054	809	2.14	13.8%	44,272	6,959	1.27	15.6%	
0	0.00	0	0	0.00	0.0%	0	0	0.00	0.0%	0	0	0.00	0.0%	
25,747	11.56	16,327	(9,420)	6.87	-57.7%	18,204	(7,343)	7.70	-41.4%	197,549	(18,045)	5.65	-3.1%	
8,454	1.83	5,611	(2,842)	1.21	-50.7%	6,349	(2,104)	1.37	-33.1%	86,558	(17,346)	1.59	-20.0%	
6,980	1.49	2,845	(4,015)	0.62	-141.1%	3,917	(2,943)	0.85	-75.1%	37,533	(4,738)	0.69	-12.6%	
1,429	0.31	1,954	536	0.43	27.3%	1,899	461	0.41	24.4%	24,628	347	0.45	1.4%	
0	0.00	0	0	0.00	0.0%	0	0	0.00	0.0%	0	0	0.00	0.0%	
2,893	0.63	2,310	(583)	0.50	-25.7%	2,690	(323)	0.55	-12.2%	49,032	688	0.90	1.2%	
29	0.01	31	1	0.01	4.0%	31	1	0.01	4.0%	675	(67)	0.01	-10.0%	
1,094	37.3%	1,111	18	47.5%	1.6%	1,232	138	47.2%	11.2%	15,113	(1,012)	30.5%	-6.7%	
332	0.07	72	(261)	0.02	-364.8%	70	(262)	0.02	-373.1%	2,552	(141)	0.05	-5.5%	
21,100	4.57	13,343	(7,757)	3.02	-51.3%	16,067	(5,033)	3.48	-31.3%	216,089	(22,300)	3.97	-10.3%	
1,391	0.63	380	(1,010)	0.16	-265.6%	292	(1,086)	0.12	-376.1%	4,193	(1,067)	0.12	-25.4%	
4,426	2.0%	4,944	517	2.0%	10.5%	4,916	491	2.0%	10.0%	79,954	(3,385)	2.0%	-4.2%	
1,420	0.64	1,928	407	0.77	22.3%	1,151	(270)	0.49	-23.8%	24,201	(1,437)	0.69	-5.9%	
(3,609)	-1.62	7,302	10,911	3.07	149.4%	7,347	10,958	3.11	149.1%	100,898	9,928	2.88	2.8%	
11,233	5.05	10,064	(1,169)	4.24	-11.4%	9,754	(1,479)	4.13	-15.2%	114,707	(8,269)	3.28	-5.5%	
0	0.00	0	0	0.00	0.0%	0	0	0.00	0.0%	0	0	0.00	0.0%	
0	0.00	0	0	0.00	0.0%	0	0	0.00	0.0%	0	0	0.00	0.0%	
11	0.00	0	(11)	0.00	0.0%	0	(11)	0.00	0.0%	0	(429)	0.00	0.0%	
0	0.00	0	0	0.00	0.0%	0	0	0.00	0.0%	0	(694)	0.00	0.0%	
0	0.00	0	0	0.00	0.0%	0	0	0.00	0.0%	0	0	0.00	0.0%	
0	0.00	0	0	0.00	0.0%	0	0	0.00	0.0%	0	0	0.00	0.0%	
0	0.00	0	0	0.00	0.0%	0	0	0.00	0.0%	0	0	0.00	0.0%	
(608)	-0.16	728	1,147	0.31	155.2%	240	648	0.10	270.0%	5,928	(695)	0.15	-11.2%	
14,464	5.6%	25,277	10,813	8.9%	42.6%	23,702	9,238	8.4%	33.0%	333,016	7,171	3.94	1.2%	
62,898	24.3%	93,356	(30,658)	33.0%	-52.8%	93,560	(30,861)	33.1%	-53.0%	1,972,377	51,827	43.8%	2.6%	

CURRENT MONTH				YEAR TO DATE				LAST YEAR			
ACTUAL	POPIPAR % REV	ACT vs BUD \$ (B/W)	% INCI/DEC	ACT vs LY \$ (B/W)	POPIPAR % REV	% INCI/DEC	ACT vs BUD \$ (B/W)	ACT vs LY \$ (B/W)	POPIPAR % REV	% INCI/DEC	ACT vs LY \$ (B/W)
62,689	24.3%	93,356	33.0%	30,667	32.1%	-33.9%	93,356	93,356	42.9%	5.2%	1,972,377
15,473	6.0%	16,971	0.0%	1,498	6.0%	8.7%	16,940	16,940	0.0%	-3.9%	269,935
0	0.0%	0	0.0%	0	0.0%	0.0%	0	0	0.0%	0.0%	0
0	0.0%	0	0.0%	0	0.0%	0.0%	0	0	0.0%	0.0%	0
15,473	6.0%	16,971	8.0%	1,498	6.0%	8.7%	16,940	16,940	6.0%	-3.9%	269,935
47,226	18.3%	76,385	27.0%	29,159	27.1%	-38.4%	76,620	76,620	36.9%	5.9%	1,702,442
17,438	3.7%	18,085	3.2%	647	3.2%	-0.3%	17,383	17,383	3.8%	3.4%	206,189
0	0.0%	988	0.2%	988	0.2%	-1.1%	981	981	0.0%	2.0%	11,628
0	0.0%	0	0.0%	0	0.0%	0.0%	0	0	0.0%	0.0%	0
0	0.0%	0	0.0%	0	0.0%	0.0%	0	0	0.0%	0.0%	0
15,374	3.3%	15,129	3.2%	245	3.2%	-1.6%	15,071	15,071	0.0%	-4.8%	13,493
2,618	0.5%	5,459	1.8%	2,841	1.8%	-17.5%	873	873	0.2%	-1.2%	11,000
2,550	0.5%	925	0.3%	626	0.3%	-20.3%	167	167	0.0%	-15.7%	2,028
227	0.0%	163	0.0%	64	0.0%	0.0%	0	0	0.0%	0.0%	0
0	0.0%	0	0.0%	0	0.0%	0.0%	0	0	0.0%	0.0%	0
0	0.0%	0	0.0%	0	0.0%	0.0%	0	0	0.0%	0.0%	0
7,888	1.7%	7,898	0.0%	10	0.0%	0.0%	26,163	26,163	0.0%	0.0%	670
146	0.0%	130	0.0%	16	0.0%	-12.6%	130	130	0.0%	-6.5%	338,553
48,332	18.7%	49,516	17.5%	1,184	17.5%	2.6%	68,576	68,576	15.0%	-1.8%	854,560
(1,106)	-0.4%	26,769	9.5%	(27,875)	9.5%	-104.1%	7,044	7,044	21.1%	3.0%	847,881
0	0.0%	0	0.0%	0	0.0%	0.0%	0	0	0.0%	0.0%	0
0	0.0%	0	0.0%	0	0.0%	0.0%	0	0	0.0%	0.0%	0
0	0.0%	0	0.0%	0	0.0%	0.0%	0	0	0.0%	0.0%	0
0	0.0%	0	0.0%	0	0.0%	0.0%	0	0	0.0%	0.0%	0
0	0.0%	0	0.0%	0	0.0%	0.0%	0	0	0.0%	0.0%	0
0	0.0%	0	0.0%	0	0.0%	0.0%	0	0	0.0%	0.0%	0
0	0.0%	0	0.0%	0	0.0%	0.0%	0	0	0.0%	0.0%	0
0	0.0%	0	0.0%	0	0.0%	0.0%	0	0	0.0%	0.0%	0
(1,106)	-0.4%	26,769	9.5%	(27,875)	9.5%	-104.1%	7,044	7,044	21.1%	3.0%	847,881
12,884	5.0%	14,143	5.0%	1,259	5.0%	8.8%	14,117	14,117	5.0%	3.9%	224,946
(14,000)	-5.4%	12,025	4.5%	(26,025)	4.5%	-210.9%	(7,072)	(7,072)	16.1%	9.3%	622,535

NON-OP INC & EXP DETAIL				EBITDA Excluding Owner Expenses				EBITDA			
ACTUAL	POPIPAR % REV	BUDGET	% INCI/DEC	ACTUAL	POPIPAR % REV	BUDGET	% INCI/DEC	ACTUAL	POPIPAR % REV	BUDGET	% INCI/DEC
206,631	3.8%	217,019	3.8%	1,033,705	21.9%	-115.7%	7,044	7,044	2.5%	-115.7%	1,033,705
11,628	0.2%	11,861	0.2%	241	0.0%	200.0%	0	0	0.0%	0.0%	241
0	0.0%	0	0.0%	450	0.0%	0.0%	0	0	0.0%	0.0%	450
13,830	0.2%	13,216	0.2%	614	0.0%	-4.8%	13,300	13,300	0.2%	-4.8%	13,493
193,915	3.5%	185,545	3.5%	8,370	0.2%	-5.5%	183,282	183,282	3.3%	-5.8%	185,545
88,721	1.6%	87,685	1.6%	1,036	0.0%	-1.2%	88,721	88,721	1.6%	-1.2%	87,685
16,091	0.3%	11,100	0.3%	4,991	0.0%	-44.9%	11,000	11,000	0.2%	-44.9%	11,000
2,546	0.0%	2,200	0.0%	346	0.0%	15.7%	0	0	0.0%	0.0%	346
164,673	3.0%	164,673	3.0%	0	0.0%	0.0%	0	0	0.0%	0.0%	0
1,807	0.0%	1,807	0.0%	0	0.0%	0.0%	0	0	0.0%	0.0%	0
707,346	15.0%	694,997	15.0%	12,350	0.1%	-1.8%	707,346	707,346	15.0%	-1.8%	694,997
1,033,705	21.9%	937,097	21.9%	96,608	2.1%	3.0%	937,097	937,097	21.9%	3.0%	847,881
0	0.0%	0	0.0%	0	0.0%	0.0%	0	0	0.0%	0.0%	0
0	0.0%	0	0.0%	0	0.0%	0.0%	0	0	0.0%	0.0%	0
0	0.0%	0	0.0%	0	0.0%	0.0%	0	0	0.0%	0.0%	0
0	0.0%	0	0.0%	0	0.0%	0.0%	0	0	0.0%	0.0%	0
0	0.0%	0	0.0%	0	0.0%	0.0%	0	0	0.0%	0.0%	0
0	0.0%	0	0.0%	0	0.0%	0.0%	0	0	0.0%	0.0%	0
0	0.0%	0	0.0%	0	0.0%	0.0%	0	0	0.0%	0.0%	0
0	0.0%	0	0.0%	0	0.0%	0.0%	0	0	0.0%	0.0%	0
(1,106)	-0.4%	26,769	9.5%	(27,875)	9.5%	-104.1%	7,044	7,044	2.5%	-115.7%	1,033,705
12,884	5.0%	14,143	5.0%	1,259	5.0%	8.8%	14,117	14,117	5.0%	3.9%	224,946
(14,000)	-5.4%	12,025	4.5%	(26,025)	4.5%	-210.9%	(7,072)	(7,072)	16.1%	9.3%	622,535

Key Labor Statistics				Key Labor Statistics				Key Labor Statistics			
ACTUAL	POPIPAR % REV	ACT vs LY \$ (B/W)	% INCI/DEC	ACTUAL	POPIPAR % REV	ACT vs LY \$ (B/W)	% INCI/DEC	ACTUAL	POPIPAR % REV	ACT vs LY \$ (B/W)	% INCI/DEC
43,022	1.3%	46,678	1.3%	3,656	1.4%	-5.9%	3,895	3,895	1.4%	-5.9%	3,895
13,986	0.3%	14,248	0.3%	262	0.3%	-4.2%	13,300	13,300	0.3%	-4.2%	13,493
159,649	2.9%	161,349	2.9%	690	0.0%	-8.0%	159,649	159,649	2.9%	-8.0%	161,349
685,527	12.6%	696,872	12.6%	11,345	0.0%	-14.7%	685,527	685,527	12.6%	-14.7%	696,872
29,157	0.6%	28,617	0.6%	540	0.0%	-4.1%	29,157	29,157	0.6%	-4.1%	28,617
16,611	0.3%	12,678	0.3%	3,933	0.0%	-55.0%	16,611	16,611	0.3%	-55.0%	12,678
311,639	35.2%	303,327	35.2%	8,312	33.7%	-2.7%	311,639	311,639	35.2%	-2.7%	303,327



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

Courtyard New Haven Wallingford 600 Northrop Rd Wallingford, CT 06492-1946 Phone: (203) 284-9400
 STR # 27519 ChainID: HVNWA MgtCo: None Owner: Clarion Partners
 For the Month of: September 2020 Date Created: October 19, 2020 Monthly Competitive Set Data Excludes Subject Property

September 2020

	Occupancy (%)			ADR			RevPAR		
	My Prop	Comp Set	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	96.08	91.07	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	44.7	99.4	100.96	94.81	106.5	44.81	42.35	105.8

September 2020 vs. 2019 Percent Change (%)

	Occupancy			ADR			RevPAR		
	My Prop	Comp Set	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	-42.6	-5.7	-17.8	-12.9	-5.7	-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	-31.8	-0.7	-12.7	-8.5	-4.6	-40.9	-37.5	-5.3

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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
 STR # 27519 ChantID: HYNWA MgtCo: None Owner: Clarion Partners
 For the Month of: September 2020 Date Created: October 19, 2020 Monthly Competitive Set Data Excludes Subject Property

		Occupancy (%)				Running 3 Month		Running 12 Month	
Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg		
Courtyard New Haven Wallingford	45.7	35.2	-36.4	49.8	-31.6	44.4	-32.3		
Market: Connecticut Area	46.2	41.2	-32.2	50.2	-30.5	46.0	-26.6		
Market Class: Upscale Class	48.6	44.1	-33.9	52.7	-30.9	50.1	-26.1		
Submarket: New Haven/Waterbury, CT	45.9	44.2	-33.6	51.0	-28.2	48.6	-24.0		
Submarket Scale: Upscale Chains	44.4	45.3	-44.7	53.5	-33.5	51.8	-29.2		
Competitive Set: Competitors	36.8	37.9	-44.8	43.0	-39.2	44.7	-31.8		

		Average Daily Rate					
Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
Courtyard New Haven Wallingford	95.78	96.08	-17.3	95.86	-18.6	100.96	-12.7
Market: Connecticut Area	105.63	101.60	-15.5	108.13	-14.6	107.38	-10.5
Market Class: Upscale Class	109.97	110.08	-16.7	112.23	-14.6	116.07	-8.8
Submarket: New Haven/Waterbury, CT	98.91	92.94	-12.0	98.93	-12.7	98.68	-10.2
Submarket Scale: Upscale Chains	113.16	113.83	-21.5	113.30	-22.0	123.46	-13.3
Competitive Set: Competitors	93.44	91.07	-11.4	93.44	-12.1	94.81	-8.5

		RevPAR					
Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
Courtyard New Haven Wallingford	43.82	33.79	-47.4	47.76	-44.3	44.81	-40.9
Market: Connecticut Area	48.83	41.84	-42.7	54.23	-40.7	49.40	-34.3
Market Class: Upscale Class	53.43	48.56	-45.0	59.16	-41.0	58.16	-32.6
Submarket: New Haven/Waterbury, CT	45.40	41.10	-41.5	50.46	-38.2	47.94	-31.8
Submarket Scale: Upscale Chains	50.21	51.59	-56.6	60.62	-48.2	63.92	-38.6
Competitive Set: Competitors	34.42	34.56	-51.1	40.19	-46.5	42.35	-37.5

		Census (Sample = Properties & Rooms)			
Properties	Census	Rooms	Properties	Rooms	Sample %
Market: Connecticut Area	237	25578	148	17183	67.2
Market Class: Upscale Class	52	6444	42	5551	86.1
Submarket: New Haven/Waterbury, CT	85	7088	52	5246	74.0
Submarket Scale: Upscale Chains	15	2005	15	2005	100.0
Competitive Set: Competitors	6	782	6	782	100.0

		Supply		
Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg	
0.0	0.4	0.0	0.3	
-0.2	-3.8	-1.6	-2.5	
-1.9	-5.1	-4.2	-3.0	
2.9	-1.8	-0.1	-0.8	
10.7	-1.8	-0.7	0.2	
0.0	-4.1	0.0	-3.1	

		Demand		
Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg	
-36.4	-45.6	-31.6	-32.1	
-32.3	-37.9	-31.6	-28.5	
-35.2	-38.9	-33.8	-28.4	
-31.7	-33.1	-29.3	-24.7	
-38.8	-40.0	-34.0	-28.1	
-44.8	-46.0	-39.2	-33.9	

		Revenue		
Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg	
-47.4	-55.3	-44.3	-40.7	
-42.8	-47.7	-41.6	-36.0	
-46.0	-47.3	-43.5	-34.7	
-39.8	-43.6	-38.3	-32.3	
-52.0	-52.2	-48.5	-38.5	
-51.1	-52.1	-46.5	-39.5	

		Pipeline		
		Market: Connecticut Area		
		Under Construction	Planning	
Properties	Rooms	Properties	Rooms	
3	290	13	1982	

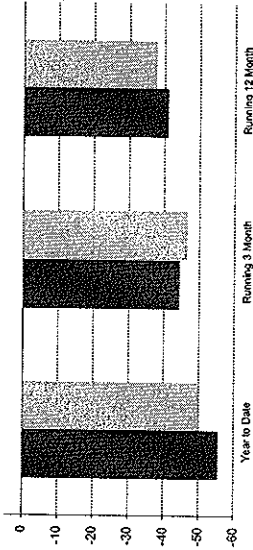
See Help page for pipeline definitions.

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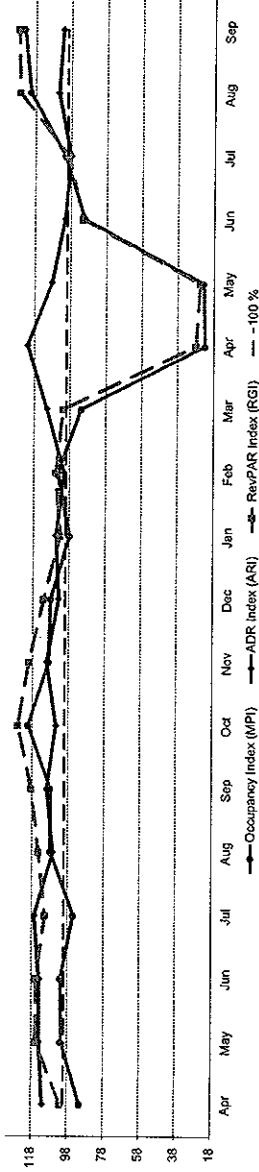
Tab 4 - Competitive Set Report

Company: New Haven Wallingford 600 Norwold Rd Wallingford, CT 06495-1946 Phone: (203) 293-9400
 STR # 27519 ChainID: HWYWA Mgr/Co: None Owner: Chelon Partners
 For the Month of: September 2020 Date Created: October 19, 2020 Monthly Competitive Set Data Excludes Subject Property

RevPAR Percent Change



Monthly Indexes



Occupancy (%)	2019												2020											
	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep						
My Property	57.4	73.2	86.4	71.8	75.0	71.9	78.9	77.0	59.8	48.2	55.9	31.7	5.0	6.1	22.6	38.5	65.1	45.7						
Competitive Set	63.0	72.1	79.0	75.7	89.7	66.7	65.6	70.7	65.4	47.3	53.4	34.6	22.0	23.8	25.0	38.1	54.0	39.8						
Index (MPI)	91.1	101.6	101.7	94.9	107.6	107.8	120.3	108.9	108.0	97.8	104.5	91.7	22.7	23.5	90.4	101.1	120.7	124.2						
Rank	5.0	4.0	4.0	5.0	4.0	3.0	3.0	3.0	3.0	3.0	4.0	5.0	6.0	5.0	4.0	3.0	2.0	3.0						

% Chg	2019												2020											
	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep						
My Property	-6.4	-1.5	5.7	9.2	5.9	-5.4	-6.4	10.0	25.1	-0.7	7.2	-42.6	-91.3	-91.7	-71.9	-48.4	-10.1	-38.4						
Competitive Set	1.9	-1.4	2.0	10.5	-2.5	-8.2	-14.7	13.2	7.5	-3.3	-5.3	-42.2	-65.0	-64.3	-68.4	-48.7	-22.5	-44.8						
Index (ARI)	-8.1	-0.1	3.7	-1.2	8.8	3.1	9.7	-2.8	18.4	8.3	13.7	-0.8	-75.0	-78.8	-11.1	6.6	12.2	15.2						
Rank	5.0	4.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	4.0	5.0	6.0	4.0	3.0	3.0	3.0						

ADR	2019												2020											
	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep						
My Property	112.29	120.07	121.05	123.59	114.09	115.95	120.88	107.50	91.74	97.91	96.21	102.17	93.29	83.29	88.67	90.84	96.99	95.78						
Competitive Set	100.03	119.36	108.95	105.91	107.37	105.46	115.40	97.65	86.50	82.80	85.30	82.21	74.52	76.92	87.67	92.32	94.29	93.44						
Index (ARI)	111.6	113.9	113.7	116.5	106.3	108.8	104.7	110.2	103.7	105.4	101.0	110.9	121.9	108.3	101.1	98.2	105.0	105.5						
Rank	3.0	3.0	3.0	2.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	2.0	2.0	3.0	3.0	3.0	3.0						

% Chg	2019												2020											
	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep						
My Property	-1.3	-3.7	-0.7	-1.1	-3.0	-3.7	-1.3	0.4	-8.5	-8.4	-12.6	-6.8	-18.9	-35.5	-27.1	-26.5	-13.2	-17.3						
Competitive Set	-0.2	-0.8	-2.0	-0.4	2.1	-0.4	7.7	-0.7	-5.0	-1.5	-5.2	-8.9	-23.8	-32.2	-18.0	-12.8	-12.2	-11.4						
Index (ARI)	-1.0	-2.9	1.3	-0.7	-5.1	-3.3	-8.4	1.2	-3.5	-7.0	-7.9	2.3	9.2	-4.9	-11.1	-15.7	-1.1	-6.7						
Rank	4.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0						

RevPAR	2019												2020											
	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep						
My Property	64.45	94.53	97.91	96.56	96.53	83.27	95.42	82.83	54.86	45.28	53.75	32.43	4.67	5.05	20.02	34.67	64.46	43.82						
Competitive Set	63.37	81.74	84.52	80.15	74.85	70.33	75.70	69.01	48.69	43.82	50.93	31.50	16.87	18.82	21.88	35.14	50.64	34.42						
Index (RGI)	101.7	115.7	115.7	110.5	114.3	118.4	126.0	120.0	112.0	103.1	105.5	101.7	27.7	23.5	91.5	99.2	126.8	127.3						
Rank	4.0	4.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	4.0	4.0	4.0	4.0	3.0	2.0	3.0						

% Chg	2019												2020											
	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep						
My Property	-7.5	-5.1	5.0	7.9	2.7	-8.9	-7.7	10.5	14.5	-9.0	-6.4	-46.5	-92.7	-94.7	-79.5	-50.8	-24.6	-47.4						
Competitive Set	1.6	-2.2	-0.1	10.1	-0.4	-8.8	-0.2	12.4	2.0	-8.7	-10.6	-47.3	-73.4	-75.9	-74.1	-55.2	-32.1	-51.1						
Index (RGI)	-9.0	-3.0	5.0	-1.9	3.1	-0.3	0.5	-1.7	12.2	0.7	4.7	1.5	-72.8	-78.0	-20.9	-10.2	10.9	7.5						
Rank	5.0	5.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	4.0	5.0	5.0	4.0	3.0	2.0	3.0						

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Tab 5 - Response Report

Courtyard New Haven Wallingford 600 Northrop Rd Wallingford, CT 06492-1946 Phone: (203) 284-9400
 STR # 27519 ChainID: HVNWA MgtCo: Note Owner: Clarion Partners
 For the Month of: September 2020 Date Created: October 19, 2020

This Year

Sep 7th - Labor Day
 Sep 19 - Rosh Hashanah
 Sep 28th - Yom Kippur

September 2020 (This Year)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

September 2019 (Last Year)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

Last Year

Sep 2nd - Labor Day
 Sept 30th - Rosh Hashanah

2018												2019												2020											
Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●

STR#	Name	City, State	Zip	Phone	Rooms	Open Date
27519	Courtyard New Haven Wallingford	Wallingford, CT	06492-1946	(203) 284-9400	149	199004
7618	Best Western Plus North Haven	North Haven, CT	06473-1305	(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	Meriden, CT	06450-4732	(203) 235-5154	124	198805
21220	Courtyard Hartford Cromwell	Cromwell, CT	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	(203) 284-2600	104	200507
					931	

Data received:
 ○ = Monthly Only
 ● = Monthly & Daily

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STR# 27519 / Created January 17, 2020

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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Tab 2 - Monthly Performance at a Glance - My Property vs. Competitive Set

Courtyard New Haven Wallingford 600 Northrop Rd Wallingford, CT 06492-1946 Phone: (203) 284-9400
 STR # 27519 ChainID: HVNWA MgtCo: None Owner: Clarion Partners
 For the Month of: December 2019 Date Created: January 17, 2020 Monthly Competitive Set Data Excludes Subject Property

December 2019

	Occupancy (%)			ADR			RevPAR		
	My Prop	Comp Set	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	66.7	65.5	101.8	114.50	103.70	110.4	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	65.5	101.8	114.50	103.70	110.4	76.35	67.95	112.4

December 2019 vs. 2018 Percent Change (%)

	Occupancy			ADR			RevPAR		
	My Prop	Comp Set	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	1.4	-2.1	0.7	-2.8	-0.3	1.1	-1.5
Running 3 Month	6.7	0.3	6.4	-3.5	0.6	-4.1	3.0	0.9	2.1
Running 12 Month	1.8	0.5	1.4	-2.1	0.7	-2.8	-0.3	1.1	-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 Phone: (203) 284-9400
 STR # 27519 ChainID: HVNWA MgtCo: None Owner: Clarion Partners
 For the Month of: December 2019 Date Created: January 17, 2020 Monthly Competitive Set Data Excludes Subject Property

Occupancy (%)				
Current Month	% Chg	Year to Date	Running 3 Month	Running 12 Month
59.8	25.1	66.7	71.8	66.7
48.9	0.6	62.7	59.7	62.7
55.6	3.1	68.1	66.8	68.1
49.2	1.3	63.5	61.0	63.5
55.1	2.4	72.9	69.5	72.9
55.4	7.5	65.5	63.8	65.5

Supply				
Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg	Run 12 Mon % Chg
0.0	0.0	0.0	0.0	0.0
1.2	1.0	1.1	1.1	1.0
3.4	3.2	3.0	3.0	3.2
3.1	1.3	1.9	1.9	1.3
10.7	1.0	6.2	6.2	1.0
0.0	0.0	0.0	0.0	0.0

Demand				
Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg	Run 12 Mon % Chg
25.1	1.8	6.7	6.7	1.8
1.9	1.4	1.9	1.9	1.4
6.6	2.1	4.9	4.9	2.1
4.5	1.5	2.0	2.0	1.5
13.3	-0.6	5.3	5.3	-0.6
7.5	0.5	0.3	0.3	0.5

Average Daily Rate				
Current Month	% Chg	Year to Date	Running 3 Month	Running 12 Month
91.74	-8.5	114.50	108.07	114.50
108.98	-0.5	120.17	118.76	120.17
116.18	-0.2	127.60	127.16	127.60
97.08	1.6	110.24	110.58	110.24
119.15	-1.6	142.34	140.72	142.34
88.50	-5.0	103.70	101.12	103.70

RevPAR				
Current Month	% Chg	Year to Date	Running 3 Month	Running 12 Month
54.86	14.5	76.35	77.65	76.35
53.25	0.1	75.32	70.89	75.32
64.55	2.8	86.84	84.94	86.84
47.80	2.9	70.02	67.48	70.02
65.68	0.7	103.79	97.74	103.79
48.99	2.0	67.95	64.52	67.95

Census/Sample - Properties & Rooms				
Properties	Rooms	Properties	Rooms	Sample %
236	25704	147	17704	68.9
53	6708	43	6054	90.3
83	6966	51	5162	74.1
15	2004	15	2004	100.0
6	782	6	782	100.0

Market: Connecticut Area				
Under Construction	Properties	Rooms	Properties	Rooms
3	290	13	1426	

Market: Connecticut Area				
Under Construction	Properties	Rooms	Properties	Rooms
3	290	13	1426	

Market: Connecticut Area				
Under Construction	Properties	Rooms	Properties	Rooms
3	290	13	1426	

Market: Connecticut Area				
Under Construction	Properties	Rooms	Properties	Rooms
3	290	13	1426	

Market: Connecticut Area				
Under Construction	Properties	Rooms	Properties	Rooms
3	290	13	1426	

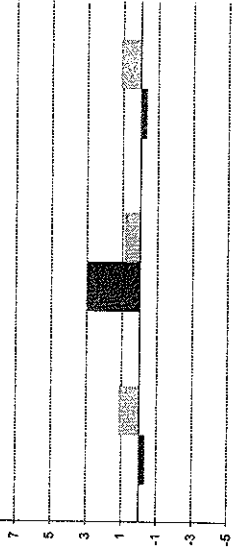
Market: Connecticut Area				
Under Construction	Properties	Rooms	Properties	Rooms
3	290	13	1426	

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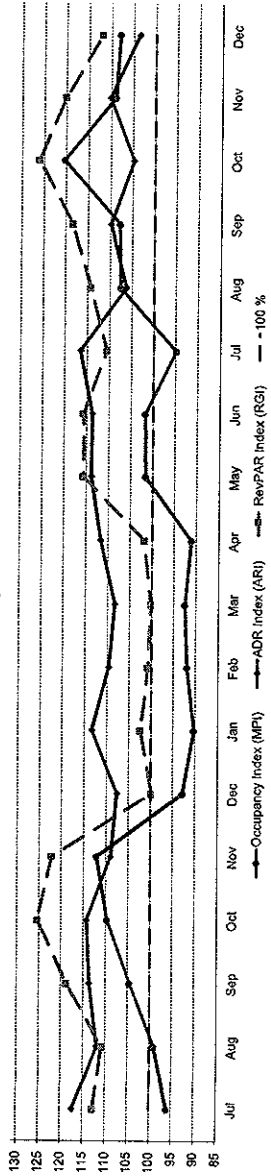
Tab 4 - Competitive Set Report

Country New Haven Wallingford 600 Norrop Rd Wallingford, CT 06492-1946 Phone: (203) 284-9100
 STR # 27519 ChainID: HWAWA Mgt/Co: None Owner: Clarion Partners
 For the Month of: December 2019 Date Created: January 17, 2020 Monthly Competitive Set Data Excludes Subject Property

RevPAR Percent Change



Monthly Indexes



	2018												2019												Year To Date			Running 3 Month			Running 12 Month		
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2017	2018	2019	2017	2018	2019	2017	2018	2019	2017	2018	2019			
Occupancy (%)																																	
My Property	65.8	70.8	76.0	84.4	77.0	47.8	45.8	52.1	55.3	57.4	73.2	80.4	71.8	75.0	71.9	78.9	77.0	58.8	63.6	65.5	66.7	62.1	67.3	71.8	63.6	65.5	66.7	83.6	65.5	66.7			
Competitive Set	68.5	71.5	72.7	76.9	62.4	51.5	51.6	55.7	59.8	63.0	72.1	79.0	75.7	83.7	68.7	65.6	70.7	55.4	66.2	65.2	65.5	64.7	65.6	63.8	66.2	65.2	65.5	96.2	65.2	65.5			
% Chg																																	
My Property	-8.5	-4.4	-1.4	18.6	8.3	-5.5	1.3	-11.8	1.8	-5.4	-1.5	5.7	9.2	5.9	-5.4	-8.4	10.0	25.1	0.2	2.9	1.8	5.8	8.5	6.7	0.2	2.9	1.8	3.7	-1.5	0.5			
Competitive Set	-7.7	-3.4	-2.9	3.1	-12.1	5.3	4.5	2.2	-2.7	1.9	-1.4	2.0	10.5	-2.5	-8.2	-14.7	13.2	7.5	3.7	-1.5	0.5	2.8	-1.7	0.3	3.7	-1.5	0.5	3.0	10.3	6.4			
ADR																																	
My Property	124.79	117.65	120.34	122.48	107.15	100.26	106.89	110.14	109.59	112.29	129.07	121.65	123.39	114.08	115.85	120.88	107.60	91.74	115.53	116.89	114.50	114.13	111.88	108.07	115.53	116.89	114.50	104.22	102.99	103.70			
Competitive Set	106.37	105.12	105.91	107.13	96.36	93.21	94.27	100.49	101.37	100.58	113.36	108.95	105.91	107.37	105.46	115.40	97.65	88.50	101.22	102.99	103.70	101.29	100.53	101.12	101.22	102.99	103.70	114.1	113.6	110.4			
% Chg																																	
My Property	6.8	4.1	1.5	-4.8	2.3	-4.7	-4.9	1.2	4.1	-1.3	-3.7	-0.7	-1.1	-3.0	-3.7	-1.3	0.4	-8.5	-0.2	1.3	-2.1	1.7	-1.9	-3.5	-0.2	1.3	-2.1	-0.1	1.8	0.7			
Competitive Set	3.7	4.4	3.5	-0.8	-2.6	-1.8	1.1	5.8	4.8	-0.2	-0.8	-2.0	-0.4	2.1	-0.4	7.7	-0.7	-5.0	-0.1	1.8	0.7	3.4	-0.8	0.6	-0.1	1.8	0.7	-1.7	-1.1	-4.1			
RevPAR																																	
My Property	82.09	83.31	91.40	103.33	74.98	47.91	49.77	57.42	60.64	64.46	94.83	97.81	88.58	88.83	83.27	95.42	82.83	54.85	73.51	76.60	76.35	70.94	75.41	77.65	73.51	76.60	76.35	66.99	67.18	67.95			
Competitive Set	72.83	75.16	78.95	82.42	61.39	48.01	48.92	56.98	60.55	63.37	81.74	84.52	80.15	74.85	70.33	75.70	69.01	48.89	65.54	67.19	67.95	65.54	63.97	64.52	65.54	67.19	67.95	58.99	61.40	112.4			
% Chg																																	
My Property	-2.2	-0.5	-0.1	12.9	10.8	-10.0	-3.6	-10.8	6.0	-7.5	-5.1	5.0	7.9	2.7	-8.9	-7.7	10.5	14.5	0.0	4.2	-0.3	7.6	6.5	3.0	0.0	4.2	-0.3	-3.4	3.0	-1.5			
Competitive Set	-4.3	0.8	0.6	-2.6	-14.4	-7.1	6.0	8.1	1.9	1.6	-2.2	-9.1	10.1	-0.4	-8.6	-8.2	12.4	2.0	3.6	0.3	1.1	6.3	-2.4	0.9	3.6	0.3	1.1	-3.4	3.0	-1.5			
Index (RGI)																																	
My Property	2.2	-1.3	-0.7	10.0	28.5	-16.0	-9.1	-17.5	4.0	-9.0	-3.0	5.0	-1.9	3.1	-0.3	0.5	-1.7	12.2	-3.4	3.0	-1.5	1.2	8.1	2.1	-3.4	3.0	-1.5	4.0	7.7	3.0			
Competitive Set	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0			

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Tab 5 - Response Report

Courtyard New Haven Wallingford 600 Northrop Rd Wallingford, CT 06492-1946 Phone: (203) 284-9400
 STR # 27519 ChainID: HVNWA MgtCo: None Owner: Clarion Partners
 For the Month of: December 2019 Date Created: January 17, 2020

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

- 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

December 2019 (This Year)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

December 2018 (Last Year)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

2018												2019											
Dec	Nov	Oct	Sep	Aug	Jul	Jun	May	Apr	Mar	Feb	Jan	Dec	Nov	Oct	Sep	Aug	Jul	Jun	May	Apr	Mar	Feb	Jan
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
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●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
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●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●

Data received:

- = Monthly Only
- = Monthly & Daily

STR#	Name	City, State	Zip	Phone	Rooms	Open Date
27519	Courtyard New Haven Wallingford	Wallingford, CT	06492-1946	(203) 284-9400	149	199004
7818	Best Western Plus North Haven	North Haven, CT	06473-1305	(203) 289-8700	143	197406
11118	Fairfield Inn New Haven Wallingford	Wallingford, CT	06492-2555	(203) 284-0001	116	198506
12289	Red Roof Inn Meriden	Meriden, CT	06450-4732	(203) 235-5154	124	198805
21220	Courtyard Hartford Cromwell	Cromwell, CT	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	(203) 284-2600	104	200507
					931	

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CALCULATOR METHOD

HOTELS: LIMITED SERVICE (595)

CLASS	TYPE	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT	COST		
						Sq. Ft.	Cu. Ft.	Sq. Ft.
A	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
	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/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
B	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
	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 stone, brick, individual design	Small lobby, some carpet and tile, typical economy facility	*Minimum lighting/plumbing, few extras	Indiv. thru-wall heat pumps	1140.97	10.60	106.00
C	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	134.00
	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
D	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
	Average	Siding or stucco, 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	1087.15	10.10	101.00
	Low cost	Stucco or siding, very plain	Drywall, wood or asphalt tile	*Minimum lighting/plumbing	Indiv. ht. pumps	909.55	8.45	84.50
	S	Average	Insulated 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 canopies 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.

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.

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.

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.

Current Local Multipliers

CLASS	A	B	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

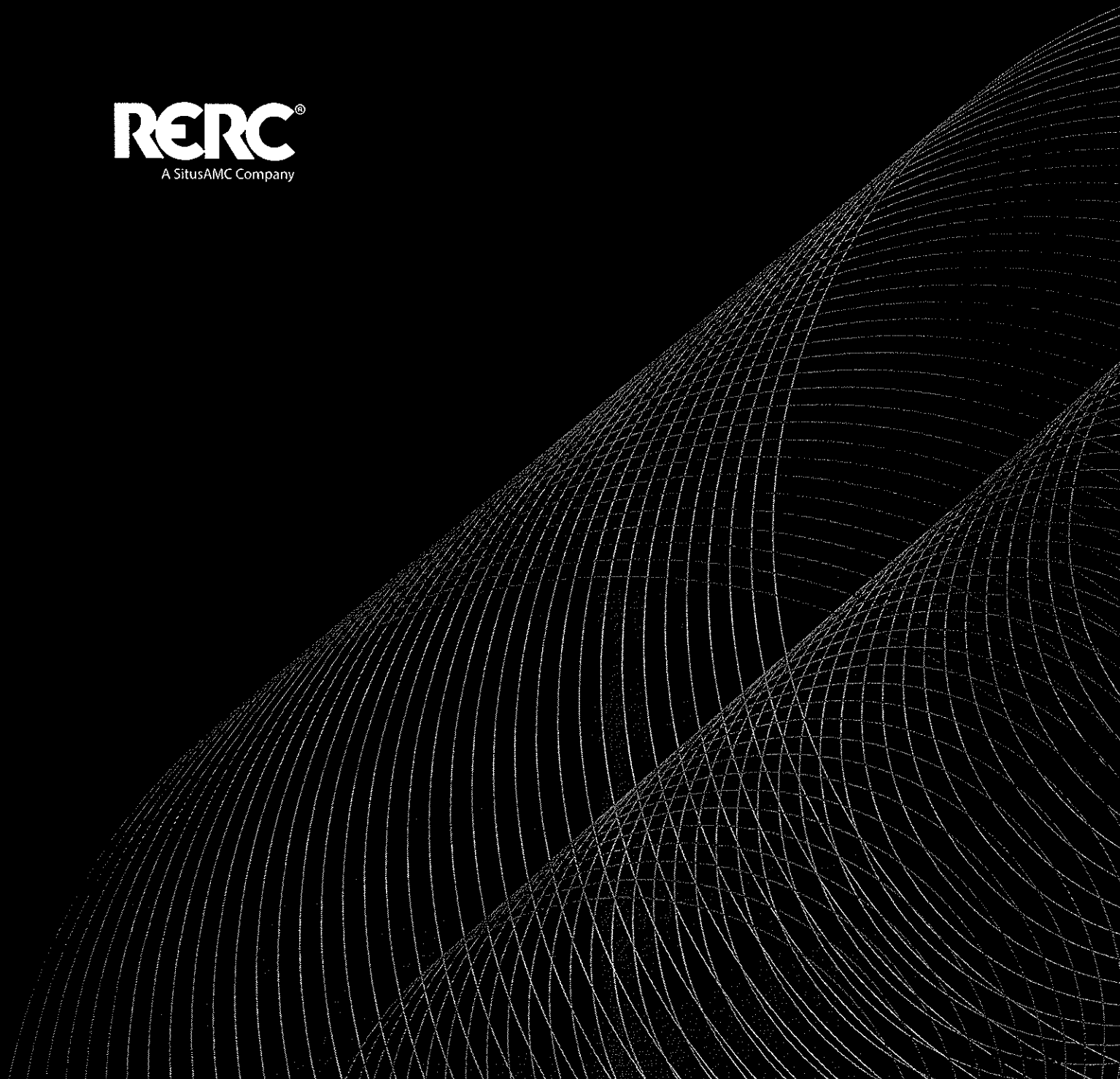
SEC 11	SEC 12	SEC 14	SEC 15
(11/18)	(8/18)	(2/18)	(11/17)

Eastern	A	1.05	1.06	1.07	1.02
	B	1.06	1.06	1.07	1.01
	C	1.03	1.03	1.05	1.03
	D	1.01	1.03	1.04	1.01
	S	1.06	1.07	1.07	1.04

4Q 2020

REAL ESTATE REPORT

RERC[®]
A SitusAMC Company



Regional Investment Criteria | Second-Tier¹ Investment Properties

	Office		Industrial			Retail		Apt	Student Housing	Hotel	
	CBD	SUB	WHSE	R&D	FLEX	RGNL MALL	PWR CNTR				NEIGH/ COMM
WEST INVESTMENT CRITERIA											
Pre-Tax Yield Rate (IRR) (%)											
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 Cap Rate (%)											
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 Cap 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 INVESTMENT CRITERIA											
Pre-Tax Yield Rate (IRR) (%)											
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 Cap 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 - 11.5
Average	8.2	8.3	7.6	8.1	8.2	9.3	8.8	8.5	6.7	7.5	9.5
Terminal Cap 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 - 12.0
Average	8.6	8.7	8.1	8.7	8.8	9.8	9.2	9.0	7.4	8.2	10.0
SOUTH INVESTMENT CRITERIA											
Pre-Tax Yield 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 - 12.3
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 Cap Rate (%)											
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 - 12.8
Average	7.8	7.8	7.2	7.8	7.7	8.4	8.2	7.8	6.2	7.1	9.3
Terminal Cap 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 INVESTMENT CRITERIA											
Pre-Tax Yield 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 - 17.0
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 Cap 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 - 12.0
Average	7.9	8.0	6.8	7.5	7.5	8.8	8.4	8.1	6.5	7.9	9.5
Terminal Cap 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 - 12.0	8.5 - 14.0
Average	8.6	8.7	7.2	7.8	8.0	9.5	8.9	8.7	7.3	8.6	10.0

¹ 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.

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Regional Investment Criteria | Third-Tier¹ Investment Properties

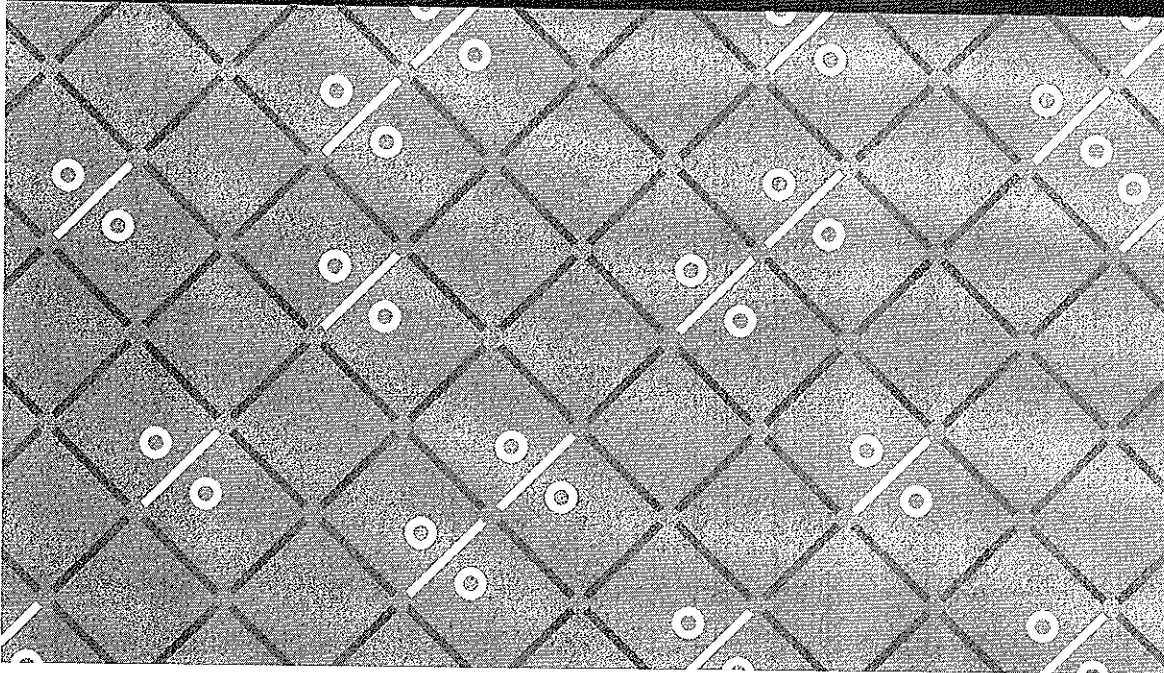
	Office		Industrial			Retail		Apt	Student Housing	Hotel	
	CBD	SUB	WHSE	R&D	FLEX	RGNL MALL	PWR CNTR	NEIGH/ COMM			
WEST INVESTMENT CRITERIA											
Pre-Tax Yield Rate (IRR) (%)											
Range	8.5 - 12.0	8.5 - 12.0	7.5 - 12.0	8.0 - 12.0	7.8 - 12.0	9.0 - 12.5	8.0 - 13.0	8.0 - 11.0	7.0 - 12.0	7.5 - 10.0	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 Cap Rate (%)											
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 Cap Rate (%)											
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	8.2	8.4	7.7	8.3	8.0	9.1	8.9	8.3	7.0	7.7	10.0
MIDWEST INVESTMENT CRITERIA											
Pre-Tax Yield Rate (IRR) (%)											
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 Cap Rate (%)											
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	7.7	8.3	10.8
Terminal Cap Rate (%)											
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 INVESTMENT CRITERIA											
Pre-Tax Yield 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 - 16.5
Average	9.6	9.9	9.2	9.9	9.6	9.8	9.8	9.5	8.3	8.9	11.5
Going-In Cap 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 Cap Rate (%)											
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 INVESTMENT CRITERIA											
Pre-Tax Yield Rate (IRR) (%)											
Range	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 - 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 Cap Rate (%)											
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	7.4	8.2	8.3	9.4	9.0	8.7	7.0	8.3	10.6
Terminal Cap Rate (%)											
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

¹ 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

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%.

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

FORECAST VALUE CHANGE [NEXT 12 MONTHS]:

Range: (50.0%) – 3.0%

Average: (14.2%)

Table 34

NATIONAL LIMITED-SERVICE MIDSACLE & ECONOMY LODGING SEGMENT

Third Quarter 2020

	CURRENT	1Q 2020	1 YEAR AGO	3 YEARS AGO	5 YEARS AGO
DISCOUNT RATE (IRR)^a					
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	-75	-120	-73
OVERALL CAP RATE (OAR)^a					
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)		+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^b					
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^b					
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^c					
Range	2 – 12	2 – 12	2 – 12	2 – 12	2 – 12
Average	6.6	6.6	6.2	6.9	7.0
Change (▼, ▲, =)		=	▲	▼	▼

a. Rate on unleveraged, all-cash transactions b. Initial rate of change c. In months



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. 2020-104 APPLICATION

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

HEARING DATE: _____

RECEIVED
FEB 22 10:55 AM
MFD REVISION

Property Owner:
Wal-Mart Real Estate Business Trust
Name of property Owner
P.O. Box 8050 - Mail Stop 0555
Mailing Address
Bentonville, AR 72712-8050
City, State, Zip
(479) 204-3835
Phone

Appellant (if other than owner):
Gregory F. Servodkio, Esq., c/o Pullman & Comley, LLC
Name of Owner's Agent
90 State House Square
Mailing Address
Hartford, CT 06103
City, State, Zip
(860) 424-4332
Phone

Appellant's Capacity o 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.)

Gregory F. Servodkio, Esq. February 17, 2021
Print applicant name and date

[Signature]
Applicant signature

Fill out only the section for the property type under appeal.

Motor Vehicle: Year _____ Make /Model: _____ Plate# _____ Mileage _____

Real Estate: 844 North Colony Road (MBLU: 771 / 231 /)
(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? : \$ 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
Owner(s) or Agent: _____ (Must be signed in the presence of the Board) Date: _____

Print Name

Motion: _____

Voting Record Initials
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 **property owner** 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.***

Connecticut General Statutes

Section

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

December 16, 2020

**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: Brandon Caplena
Brandon Caplena
Duly Authorized

Marafito, Michael J.

From: Marafito, Michael J. <mmarafito@PULLCOM.COM>
Sent: Thursday, December 17, 2020 11:28 AM
To: jwilliams@vgsi.com
Subject: Walmart Wallingford - Informal Hearing Follow-up

Jim,

Thanks for meeting with me this morning. For your review, I have attached the following documents that we discussed during the hearing:

- Walmart's income approach for the subject property as of 10-1-2020;
- A settlement spreadsheet arraying the stipulated FMV for all of the Walmart properties in Connecticut that we have settled appeals on; and
- A spreadsheet arraying the sale transactions of all Walmart's properties that it has sold in the Northeast since 2005 (which include two property sales in Connecticut in 2020).

I have also attached an authorization form from Walmart permitting me to represent them at today's informal hearing.

Regarding the rental rate in our income approach, as I mentioned during our meeting, we are aware of the fact that Target entered into a lease for its new, 59,364 sf store at Bishop's Corner, West Hartford as of November 2, 2018 for a rent of \$9.00/sf NNN. This is supportive of Walmart's market rent estimate considering that the Wallingford Walmart store is almost three times the size of the Target West Hartford store (together with other considerations). It also highlights the trend among retailers to move to smaller store sizes.

We believe that all of these data points support our fair market value opinion for the Wallingford property of \$12,112,725 (\$70.41 per square foot).

Thanks,

Michael

Michael J. Marafito
Attorney

Pullman & Comley LLC
90 State House Square
Hartford, CT 06103-3702
T 860 424 4360 • F 860 424 4370
mmarafito@pullcom.com • www.pullcom.com

[V-card](#) • [Bio](#) • [Directions](#)



BRIDGEPORT HARTFORD SPRINGFIELD STAMFORD WATERBURY WESTPORT WHITE PLAINS

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**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)	\$	<u>7.00</u>
Potential Gross Income	\$	1,204,189
LESS: Vacancy & Collection Loss	5% \$	<u>60,209</u>
Effective Gross Income	\$	1,143,980
LESS: Unreimbursed Expenses/Reserves	10% \$	<u>114,398</u>
Net Operating Income	\$	1,029,582
Capitalization Rate		<u>8.5%</u>
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

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SALES OF WALMART PROPERTIES IN THE NORTHEAST OVER 70,000 SF FROM 2005-PRESENT

Store No.	City/Town	State	Building Area (SF)	Store Type	Sale Price	Sale Date	Sale Price PSF	Purchaser	
8195	MANCHESTER, CT	CT	139,151	SAM	\$ 6,800,000	9/29/2020*	\$ 48.87	STATE OF CONNECTICUT	
6442	ORANGE, CT	CT	134,664	SAM	\$ 3,950,000	2/27/2020	\$ 29.33	2 BOSTON POST ROAD ASSOCIATES, LLC; R&R ORANGE VENTURES, LLC	
6337	SEABROOK, NH	NH	136,020	SAM	\$ 10,200,000	7/31/2019	\$ 74.99	AMBER SEABROOK ASSOCIATES LLC/IND-WHSNG	
8171	SYRACUSE, NY	NY	134,344	SAM	\$ 5,675,000	5/30/2019	\$ 42.24	HAMPSHIRE SYRACUSE SS DIV LLC	
8179	HENRIETTA, NY	NY	133,616	SAM	\$ 5,200,000	5/7/2019	\$ 38.92	1600 MARKETPLACE LLC	
6526	JAMESTOWN (ELUCOTT), NY	NY	114,547	SAM	\$ 3,450,000	2/22/2019	\$ 30.12	JR & J II LLC	
2225	WOONSOCKET, RI	RI	121,163	W/M	\$ 600,000	10/26/2017	\$ 4.95	OIL OF WOONSOCKET	
1762	SEABROOK, NH	NH	139,809	W/M	\$ 4,700,000	1/31/2017	\$ 33.62	OCEAN STATE JOB LOT	
2399	MANCHESTER, NH	NH	115,216	W/M	\$ 11,050,000	7/15/2016	\$ 95.91	CARMAX AUTO SUPERSTORES	
2095	EAST WAREHAM, MA	MA	121,392	W/M	\$ 4,200,000	9/30/2015	\$ 34.60	OCEAN STATE JOB LOT	
6406	NIAGARA FALLS, NY	NY	135,661	SAM	\$ 2,100,000	9/25/2015	\$ 15.48	SS535 PORTER LLC / REGER HOLDINGS LLC	
1831	CLAY (SYRACUSE NW), NY	NY	116,697	W/M	\$ 4,825,000	7/29/2014	\$ 41.35	JR & R II, LLC	
1806	JOHNSTOWN (GLOVERSVILLE), NY	NY	93,262	W/M	\$ 1,687,000	1/6/2014	\$ 18.09	JR & R II, LLC	
1797	ROCKLAND, ME	ME	94,233	W/M	\$ 3,125,000	12/12/2013	\$ 33.16	OCEAN STATE JOB LOT	
2561	ERIE (W), PA	PA	129,351	W/M	\$ 2,450,000	10/1/2013	\$ 18.94	PASSPORT WEST EIGHTH, LLC	
2405	HAMBURG, NY	NY	131,374	W/M	\$ 2,000,000	7/30/2013	\$ 15.22	INDUSTRIAL PROCESSING SOLUTIONS, LLC	
1984	NORTH ADAMS, MA	MA	96,052	W/M	\$ 2,200,000	7/12/2013	\$ 22.90	OCEAN STATE JOB LOT	
2097	HUDSON, NY	NY	125,886	W/M	\$ 1,887,500	4/8/2013	\$ 14.99	PREMIER RIVERVIEW LLC	
1753	DERRY, NH	NH	119,701	W/M	\$ 4,045,000	12/28/2012	\$ 33.79	OSIL OF CONCORD, LLC	
1909	NIAGARA FALLS, NY	NY	117,270	W/M	\$ 1,500,000	2/28/2012	\$ 12.79	PATRICK GABRIEL	
2024	TUNKHAMNOCK, PA	PA	75,892	W/M	\$ 1,650,000	1/5/2012	\$ 21.74	1959 W. NORTHWEST HWY, LLC	
2543	PITTSBURGH, PA	PA	120,502	W/M	\$ 2,900,000	11/19/2010	\$ 24.07	RENDIA ANTONACCO HOLDINGS, LLC	
1705	SENECA FALLS, NY	NY	71,201	W/M	\$ 1,250,000	10/19/2010	\$ 17.56	BRUCE HENRY PROPERTIES, LLC	
4909	PLYMOUTH, MA	MA	137,921	SAM	\$ 4,500,000	8/6/2010	\$ 32.63	LAHAM MANAGEMENT & LEASING, INC	
1788	SCARBOROUGH, ME	ME	118,931	W/M	\$ 5,555,556	12/23/2009	\$ 46.71	MARDEN'S SURPLUS AND SALVAGE	
1856	BANGOR, ME	ME	114,850	W/M	\$ 5,000,000	11/18/2009	\$ 43.54	LOWE'S HOME CENTERS, INC.	
1932	ELLSWORTH, ME	ME	94,133	W/M	\$ 3,625,000	11/18/2009	\$ 38.51	MARDEN'S SURPLUS AND SALVAGE	
1954	SANFORD, ME	ME	93,159	W/M	\$ 2,956,000	10/7/2009	\$ 31.73	OCEAN STATE JOB LOT	
1644	LEWISBURG, PA	PA	96,970	W/M	\$ 2,500,000	6/14/2007	\$ 25.79	WEIS MARKETS, INC	
1673	HOPEWELL, NY	NY	92,303	W/M	\$ 4,400,000	6/20/2006	\$ 47.67	SILAGI DEVELOPMENT	
1568	HERMITAGE, PA	PA	114,790	W/M	\$ 2,750,000	1/27/2006	\$ 23.96	CLEARVIEW CROWN PARTNERS, L.P.	
2283	COVENTRY, RI	RI	104,387	W/M	\$ 3,600,000	11/15/2005	\$ 34.49	INVALID - OSJ OF COVENTRY LLC	
2013	WATERVILLE, ME	ME	93,880	W/M	\$ 2,600,000	5/2/2005	\$ 27.69	MARDEN'S SURPLUS AND SALVAGE	
1792	ST. MARYS, PA	PA	72,869	W/M	\$ 1,220,000	1/28/2005	\$ 16.74	CLEARVIEW CROWN PARTNERS, L.P.	
1935	JOHNSTOWN, PA	PA	116,009	W/M	\$ 3,850,000	1/28/2005	\$ 33.19	CLEARVIEW INVESTMENT, LTD.	
1623	WILKES-BARRE, PA	PA	119,446	W/M	\$ 3,700,000	1/14/2005	\$ 30.98	W/S DEVELOPMENT ASSOCIATES LLC	
TOTAL							4,986,602	\$133,701,056	

*State Bond Commission approved funds for purchase on this date.

WALMART STIPULATED JUDGMENT SUMMARIES

Municipality	Property Address & Store Number	Municipal Building SF	Revaluation Year	Stipulated FMV (100%)*	Stipulated 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	\$ 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	\$ 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	\$ 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	144,678	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

* 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.

Revised 12/15/2020

CURRENT OWNER		TOPO		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT	
1	2	1	2	1	2	1	2	1	2	Code	Assessed
WAL-MART REAL ESTATE BUSINES		Public Water		Paved		Bus. District		COM LAND		2-1	8,348,500
WAL-MART PROPERTY TAX DEPAR								COM BLDG		2-2	10,395,200
P O BOX 8050 MS 0555											7,276,700
BENTONVILLE AR 72712-8050											
SUPPLEMENTAL DATA		P/Z MAP # 19-01, 166, 175, 0		ENG MAP		Easement		Town Line		IND PARK	
Alt Prcl ID 046003001		Census: 1754		P/Z MAP #		IND PARK		Assoc Pld#		Total	
Old MBLU		TC MAP #		Record Lot		GIS ID 15159		Total		18,743,700	
Record Lot		Assoc Pld#		Total		13,120,600		Total		13,120,600	

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		QU		VII		SALE PRICE		VC	
Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code
2020	2-1	5,843,900	2019	2-1	5,312,700	2018	2-1	5,312,700	2017	2-1	5,312,700	2016	2-1
	2-2	7,276,700		2-2	7,643,600		2-2	7,643,600		2-2	7,643,600		2-2
	2-5	693,700		2-5	693,700		2-5	693,700		2-5	693,700		2-5
Total		13120600	Total		13650000	Total		13650000	Total		13650000	Total	

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
Total			

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	Tracing	Batch
R51	B		
Total			

BUILDING PERMIT RECORD		APPROVED VALUE SUMMARY	
Permit Id	Issue Date	Type	Description
Total			

LAND LINE VALUATION SECTION		APPROVED VALUE SUMMARY	
Use Code	Description	Zone	Land Type
B			
Total			

VISIT/CHANGE HISTORY		APPROVED VALUE SUMMARY	
Date	Id	Type	Is
Total			

BUILDING PERMIT RECORD		APPROVED VALUE SUMMARY	
Permit Id	Issue Date	Type	Description
Total			

VISION
 WALLINGFORD, CT
 6148

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: Model	317	Discount Store			
Grade	94	Commercial			
Stories:	C+				
Occupancy	1				
Exterior Wall 1	4.00				
Exterior Wall 2	15	Concr/Cinder			
Roof Structure	01	Flat			
Roof Cover	04	Tar & Gravel			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	05	Vinyl/Asphalt			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc			
AC Type	03	Central			
Bldg Use	3230	SHOPNGCTR M94			
Total Rooms	00				
Total Bathrooms	0				
Total Baths	01	Heat/AC Pkgs			
Heat/AC	03	Masonry			
Frame Type	02	Average			
Baths/Plumbing	04	Ceil & Min WL			
Ceiling/Wall	02	Average			
Rooms/Prtns	20.00				
Wall Height	0.00				
% Comn Wall	0.00				
1st Floor Use:	3221				

Year Built
 Effective Year Built
 Depreciation Code
 Remodel Rating
 Year Remodeled
 Depreciation %
 Functional Obsol
 External Obsol
 Trend Factor
 Condition
 Condition %
 Percent Good
 RCNLD
 Dep % Ovr
 Dep Ovr Comment
 Misc Imp Ovr
 Misc Imp Ovr Comment
 Cost to Cure Ovr
 Cost to Cure Ovr Comment

COST / MARKET VALUATION

Code	Description	LB	Units	Unit Price	Yr Blt	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
SPR1	Sprinklers Wet	B	181.28	1.00	1996			66		0.00	119,700
GRN2	Comm Glass	L	6,758	14.00	2004			70	C	1.00	66,200
ELV1	Comm Glass	L	7,392	14.00	2007	G		70	C	1.00	72,400
	Freight Elev	B	2	19000.00	1996			66		0.00	25,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eft Area	Unit Cost	Undeprc Value
Ttl Gross Liv / Lease Area						

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT	
1 Level	2 Public Water	1 Paved	4 Bus. District	Description	Code	Appraised	Assessed
WAL-MART REAL ESTATE BUSINESS				COM LAND	2-1	8,348,500	5,843,900
WAL-MART PROPERTY TAX DEPAR				COM BLDG	2-2	10,395,200	7,276,700
P O BOX 8050 MS 0555							
BENTONVILLE AR 72712-8050							
Alt Prcl ID: 046003001 Census: 1754 Old MBLU: ENG MAP TC MAP #: P/Z MAP # 19-01, 165, 175, 0 TC MAP #: Town Line Record Lot: IND PARK GIS ID: 15159 Assoc Plg#:				VISION WALLINGFORD, CT			

RECORD OF OWNERSHIP		BK/VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC
Year	Code	Amount	Code	Description	Number	Amount	Comm Int
WAL-MART REAL ESTATE BUSINESS TRUS		1288	0012	03-01-2007	U	0	03
WAL-MART STORES INC		1086	0366	04-29-2003	U	0	13
TROY CMBS PROPERTY LLC		0856	0901	03-12-1997		16,576,038	0
KMART CORPORATION		0831	0287	02-29-1996		6,000,000	0
WIDENWATERS DEVELOPMENT COMPANY L		0814	0765	06-18-1995		0	0
Total						137,206,000	136,500,000

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
Total			0.00

ASSESSING NEIGHBORHOOD		APPRaised VALUE SUMMARY	
Nbhd	Nbhd Name	Appraised Bldg. Value (Card)	Appraised Xr (B) Value (Bldg)
RS1	B	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)
Total		9,475,500	192,900

NOTES
 CLR1=8 CLR 1'S / CLR2=4 CLR 2'S
 FITOUT FOR SUBWAY=LEASEHOLD IMPROVEMENT
 GARDEN CENTER EXPANSION-2007 GL
 PHOTO CENTER - BUSINESS CENTER - LEASED
 FITOUT FOR DAVI NAILS=LEASEHOLD IMPR

BUILDING PERMIT RECORD		VISIT/CHANGE HISTORY	
Permit ID	Issue Date	Date	Type
34297	02-24-2020	12-17-2020	JW1
34004	10-09-2019	09-20-2020	LS
33450	05-06-2019	02-13-2020	LS
32855	09-20-2018	07-11-2019	KC
31096	02-22-2017	10-23-2017	KC
30854	02-22-2017	08-25-2017	KC
31096	12-15-2016	05-08-2017	SI

LAND LINE VALUATION SECTION		APPRaised VALUE SUMMARY	
Permit ID	Issue Date	Appraised Bldg. Value (Card)	Appraised Xr (B) Value (Bldg)
34297	02-24-2020	1,155,000	50
34004	10-09-2019	30,000	100
33450	05-06-2019	6,000	100
32855	09-20-2018	70,000	100
31096	02-22-2017	100	100
30854	02-22-2017	100	100
31096	12-15-2016	7,700	100
Total Appraised Parcel Value		18,743,700	

Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Price	Land Value
1	3230	SHOPNGCTR M	RF4	43,560	2.76	1.00000	C	1.00	C10	3,850		0	10.63	462,900
1	3230	SHOPNGCTR M	RF4	17,040	120,200	1.00000	C	1.00	C10	3,850		0	462,770	7,885,600
Total Card Land Units: 18,040 AC														
Parcel Total Land Area: 18,0400														
Total Land Value: 8,348,500														

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 317		Discount Store			
Model Grade: C+		Commercial			
Stories: 1					
Occupancy: 4.00					
Exterior Wall 1: 15		Concr/Cinder			
Exterior Wall 2: 01		Flat			
Roof Structure: 04		Tar & Gravel			
Roof Cover: 04		Drywall			
Interior Wall 1: 05					
Interior Wall 2: 05		Vinyl/Asphalt			
Interior Floor 1: 05					
Interior Floor 2: 03		Gas			
Heating Fuel: 04		Forced Air-Duc			
Heating Type: 04		Central			
AC Type: 03		SHOPNGCTR M94			
Bldg Use: 3230					
Total Rooms: 00					
Total Bedrms: 0					
Total Baths: 0					
Heat/AC: 01		Heat/AC Pkgs			
Frame Type: 03		Masonry			
Baths/Plumbing: 02		Average			
Ceiling/Wall: 04		Ceil & Min WL			
Rooms/Ptrns: 02		Average			
Wall Height: 20.00					
% Corn Wall: 0.00					
1st Floor Use: 3221					

Code	Description	Percentage
3230	SHOPNGCTR M94	100
		0
		0

MIXED USE

COST/MARKET VALUATION

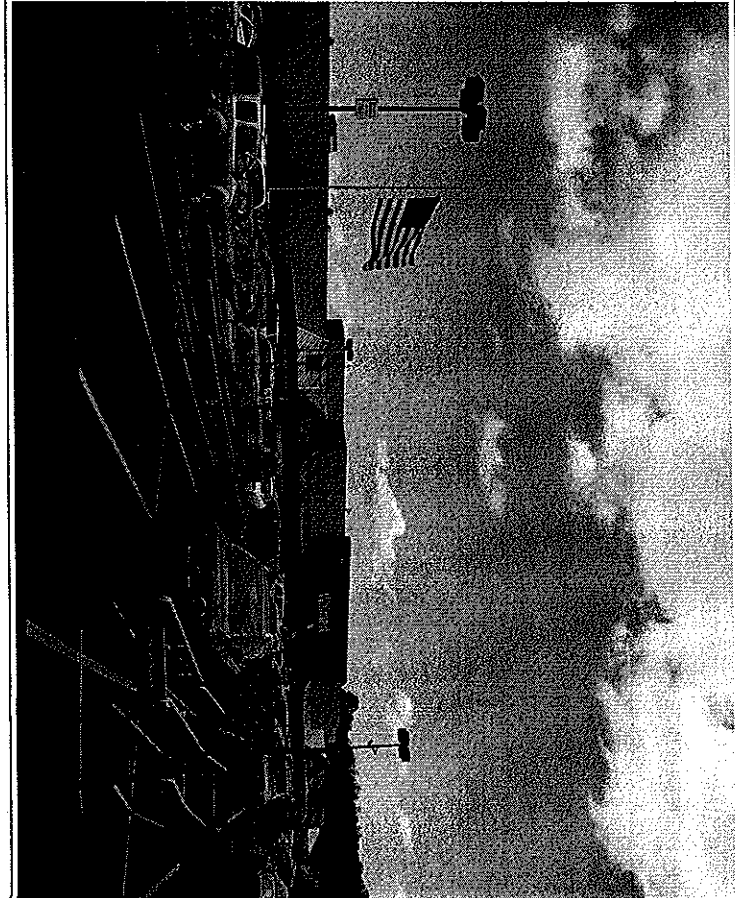
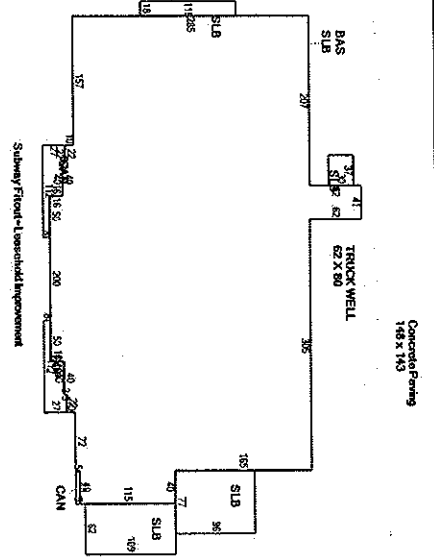
RCN	Year Built	Effective Year Built	Depreciation Code	Remodel Rating	Year Remodeled	Depreciation %	Functional Obsol	External Obsol	Trend Factor	Condition	Condition %	Percent Good	RCNLD	Dep % Ovr	Dep Ovr Comment	Misc Imp Ovr	Misc Imp Ovr Comment	Cost to Cure Ovr	Cost to Cure Ovr Comment
	1995		A			2017	0	10	1		66	9,475,500							

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

Code	Description	LB	Units	Unit Price	Yr Bilt	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
LT2	w/Double Light	L	3	1400.00	2001		G	70	C	1.00	2,900
PAV1	Paving-Asphalt	L	314.60	3.00	2001		A	50	C	1.00	471,900
SHP5	Shop w/Imp G	L	728	27.00	2001		G	70	C	1.00	13,800
LT4	w/Four Lights	L	28	2400.00	2001		G	70	C	1.00	47,000
PAV2	Paving-Conc	L	25,964	3.50	2001		A	50	C	1.00	45,400
LT1	Lights-In w/PL	L	5	860.00	2001		G	70	C	1.00	3,000
SHD1	Shed Frame	L	110	13.00	2001		G	70	C	1.00	1,000
FNS	Fence-10'Chai	L	290	16.00	2001		G	70	C	1.00	3,200
LDL1	Load Levelers	B	4	3600.00	1996		G	66	C	0.00	9,500
MEZ1	Mezzanine Unt.	B	7,308	8.00	1996		G	66	C	0.00	38,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	ET Area	Unit Cost	Undeprc Value
BAS	First Floor	172,027	172,027	172,027	83.01	14,280,477
CAN	Canopy	0	2,154	431	16.61	35,779
FOP	Porch, Open	0	1,954	489	20.77	40,593
SLB	Slab	0	189,357	0	0.00	0
TL Gross Liv / Lease Area		172,027	365,492	172,947		14,356,849





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. 2020-103

APPLICATION

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

18 FEB 21 AM 10:49
WALLINGFORD ASSESSOR

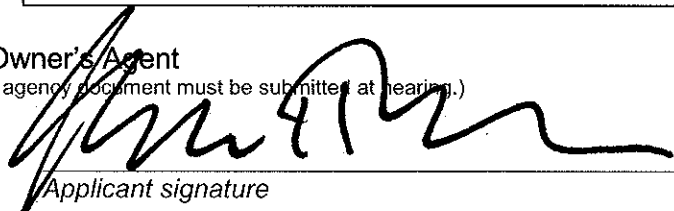
HEARING DATE: _____

Property Owner:	RSS COMM2014UBS5-CT CHL LLC
	c/o RM Bradley Management Co.
Name of property Owner	225 Asylum Avenue
Mailing Address	Hartford, CT 06103
City, State, Zip	860-241-2705
Phone	

Appellant (if other than owner):	Elliott B. Pollack, Esq., Pullman & Comley, LLC
Name of Owner's Agent	90 State House Square
Mailing Address	Hartford, CT 06103-3702
City, State, Zip	(860) 424-4340
Phone	

Appellant's Capacity Owner Owner's Agent
(If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.)

Elliott B. Pollack, Esq.; February 17, 2021
Print applicant name and date


Applicant signature

Fill out only the section for the property type under appeal.

Motor Vehicle: Year _____ Make /Model: _____ Plate# _____ Mileage _____

Real Estate: 110 Leigus Road; MBLU 66// 11//; PID: 14639
(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? : \$ 22,500,000 - 100% FMV

Briefly state the basis of the Appeal: The property is overvalued and overassessed.

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

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:
By: Adam Singer
24DDBCB1842B4F1...

Duly Authorized
Adam Singer

PULLMAN & COMLEY

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.

Sent 2/18/2021

CURRENT OWNER		TOPO		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT	
RSS COMM2014UBS5-CT CHL LLC	4 Rolling	2 Public Water	1 Paved	5 Industrial	COM LAND	Code 2-1	Appraised 10,883,300	Assessed 7,618,300	6148	WALLINGFORD, CT	
C/O RM BRADLEY MANAGEMENT C	7 Swampy				COM BLDG	Code 2-2	Appraised 24,721,300	Assessed 17,305,000			
225 ASYLUM AVE											
HARTFORD CT 06103											
SUPPLEMENTAL DATA		P/Z MAP # 08-03/06-25/06-07		ENG MAP		Town Line		IND PARK II			
Alt Prcj ID 014001001		Census: 1758		Easement		Record Lot		Assoc Pld#			
GIS ID 14639											

RECORD OF OWNERSHIP		BK/VOL/PAGE		SALE DATE		O/U		VI		SALE PRICE		VC	
RSS COMM2014UBS5-CT CHL LLC	1613	0001	10-16-2019	U	I	0	14	Year	Code	Assessed	Year	Code	Assessed
LEIGUS TEI EQUITIES I LLC + ET AL	1507	0056	11-24-2014	U	I	26,400,000	08	2020	2-1	7,618,300	2019	2-1	6,673,200
MCM INVESTMENT PROPERTIES LLC	1501	0627	08-20-2014	U	I	22,800,000	08	2-2	2-2	17,305,000	2-2	2-2	22,920,100
WORKSTAGE CONNECTICUT LLC	1260	0905	07-17-2006	U	I	6,937,970	28		2-5			2-5	652,000
BELLEMEAD DEVELOPMENT CORPORATIO	0540	0520	12-10-1984										
Total		0.00				24923300		Total		302245300		Total	

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
Total			0.00

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	Tracing	Batch
C1	B		

4/20 FOR LEASE/860-327-8302; (3) INDUST.
 GENERATORS; SPRI=UGR
 RECHECK 10/2020

BUILDING PERMIT RECORD		VISIT/CHANGE HISTORY	
Permit ID	Issue Date	Type	Description
34403-4057	08-21-2020	CA	Commercial
34403	04-20-2020	CM	Commercial
34359	03-24-2020	CM	Commercial
32999	01-08-2019	CA	Commercial
32999	11-01-2018	TI	Commercial
31422	08-17-2017	CA	Commercial
31422	06-14-2017	CM	Commercial

LAND LINE VALUATION SECTION		APPRaised VALUE SUMMARY	
Parcel ID	Amount	Year	Code
34403	66,000	2019	2-1
34359	237,920	2019	2-2
32999	32,900	2019	2-5
31422	950,000	2019	2-5
Total Appraised Parcel Value		35,604,600	

LAND LINE VALUATION SECTION		APPRaised VALUE SUMMARY	
Parcel ID	Amount	Year	Code
3400	43,560	2019	2-1
3400	32,450	2019	2-2
3400	71,360	2019	2-5
Total Appraised Parcel Value		10,883,300	



CONSTRUCTION DETAIL **CONSTRUCTION DETAIL CONTINUED**

Element	Cd	Description	Element	Cd	Description
Style: 500		Office			
Model: 94		Commercial			
Grade: A-					
Stories: 2					
Occupancy: 5.00					
Exterior Wall 1: 28		Glass/Thermo.			
Exterior Wall 2: 27		Pre-finish Metl			
Roof Structure: 01		Flat			
Roof Cover: 04		Tar & Gravel			
Interior Wall 1: 05		Drywall			
Interior Wall 2: 14		Carpet			
Interior Floor 1: 11		Ceram Clay Till			
Interior Floor 2: 03		Gas			
Heating Fuel: 03		Forced Air-Duc			
Heating Type: 04		Central			
AC Type: 03		OFFICE BLD M94			
Bldg Use: 3400					
Total Rooms: 3400					
Total Bedrooms: 01		Heat/AC Pkgs			
Total Baths: 06		Fireprt Steel			
Heat/AC: 02		Average			
Frame Type: 05		Sus-Ceil & WL			
Baths/Plumbing: 02		Average			
Ceiling/Wall: 05					
Rooms/Ptns: 02					
Wall Height: 12.00					
% Conn Wall: 02					
1st Floor Use: 02					

Code	Description	Percentage
3400	OFFICE BLD M94	100
		0
		0

RCN	Year Built	Effective Year Built	Depreciation Code	Year Remodeled	Depreciation %	Functional Obsol	External Obsol	Trend Factor	Condition	Condition %	Percent Good	RCNLD	Dep % Ovr	Dep Ovr Comment	Misc Imp Ovr	Misc Imp Ovr Comment	Cost to Cure Ovr	Cost to Cure Ovr Comment
	2007		A		12	0	25	1		63	23,714,500							

Code	Description	LB	Units	Unit Price	Yr Bilt	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
PAT2	Patio-Good	L	10,000	16.00	2012	G		70	A	1.75	196,000
PAV1	Paving-Asphalt	L	200,00	3.00	2012	G		70	B	1.35	567,000
LT12	HSW/Four Lt	L	50	4600.00	2012	G		63	B	1.35	217,400
ELV2	Pass Elev	B	3	25000.00	2007	G		63		0.00	0
SPR2	Sprinklers Wet	B	291,40	1.40	2007	G		63		0.00	0
PAT1	Patio-Avg	L	1,272	6.00	2020	G		70	A	1.75	9,300
SPR1	Sprinklers Wet	B	27,170	1.00	2020	A		63	C	0.00	17,100

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Underprec Value
BAS	First Floor	141,176	141,176	141,176	125.17	17,670,407
CAN	Canopy	0	5,652	1,130	25.02	141,437
FBM	Basement, Finished	9,053	18,105	9,053	62.59	1,133,126
FUS	Upper Story, Finished	141,176	141,176	141,176	125.17	17,670,407
SLB	Slab	0	95,901	0	0.00	0
UBM	Basement, Unfinished	0	636	159	31.29	19,901
UGR	Garage Under	0	26,810	8,043	37.55	1,006,709

