



June 25, 2020

Mr. Jorge Pantelli
Federal Aviation Administration
New England Region
1200 District Avenue
Burlington, MA 01803-5299

RE: Request for Release from Aeronautical Use for a Portion of Tweed-New Haven Region Airport (HVN) in the Town of East Haven, CT.

Dear Mr. Pantelli:

The Tweed-New Haven Airport Authority (TNHAA) is requesting a release from federal obligations for aeronautical use of a parcel of land in the northeast corner of the airport. The parcel is a portion of a larger parcel at 20 Thompson Ave., East Haven, CT. The parcel consisting of 0.6429 acres is currently undeveloped and when released from aeronautical use will be used in an exchange for an undeveloped parcel privately owned by Mr. Robert Celentano, of equivalent size and value. See attached drawing: *Property Transfer Between Robert Celentano and the City of New Haven, Drawing No. LLR-1*. The parcel thus acquired by the TNHAA, will then be used for required taxiway and perimeter road improvements in compliance with FAA AC 150/5300-13A – Airport Design.

This property disposal request for a portion of HVN requires the sponsor to complete the following tasks:

1. Prepare a release request for a 0.6429 acre parcel located on Airport Property
2. Determine the non-aeronautical fair market value of the parcel through appraisal
3. Update the Airport Property Map – Exhibit A and Airport Layout Plan

PREPARE AIRPORT LAND PARCEL RELEASE FOR A 0.6429 ACRE PORTION OF THE AIRPORT

In accordance with Chapter 22 of the FAA's Airport Compliance Manual, Order 5190.6B, the Airport requests the FAA release 0.6429 acres of Airport property from FAA Grant Obligations and permit the land to be exchanged for a privately owned parcel of similar size. The parcel is currently undeveloped and not needed for Airport development purposes.

The contents of written requests for release as indicated in paragraph 22.24 of FAA Order 5190.6B are discussed, in turn, as follows:

a. All obligating agreement(s) with the United States:

The 0.6429 Acre parcel was acquired by the Airport as part of a larger 1.84 Acre parcel on 5/16/1995 with PFC funds from PFC #93-01-C-00-HVN.

b. Type of Release or Modification Requested:

The release from aeronautical use PFC obligations that would allow the Parcel to be exchanged for a privately owned parcel of similar size.

c. Reason for requesting the release:

A release from aeronautical use PFC obligations would allow the parcel to be exchanged for a privately owned parcel of similar size. The parcel thus acquired by the TNHAA, will then be used for required taxiway and perimeter road improvements in compliance with FAA AC 150/5300-13A – Airport Design.

d. The expected use or disposition of the property or facilities:

A release from aeronautical use PFC obligations would allow the parcel to be exchanged for a privately owned parcel of similar size. The parcel thus acquired by the TNHAA, will then be used for required taxiway and perimeter road improvements in compliance with FAA AC 150/5300-13A – Airport Design.

e. The facts and circumstances that justify the request:

The parcel is currently undeveloped and not needed for airport development. The project for reconstruction of Taxiway A, F and G to comply with FAA AC 150/5300-13A – Airport Design, requires the acquisition of a neighboring privately-owned parcel of similar size on which a section of the project will be constructed. The airport parcel is required to be exchanged for the neighboring privately-owned parcel.

f. The requirements of State or Local Law, which must be included in any approval document:

The City of New Haven approves the Real Estate Exchange.

g. The Involved Property or Facilities:

The airport parcel to be exchanged consists of 0.6429 acres in the northeast corner of Airport property. See attached drawing: *Property Transfer Between Robert Celentano and the City of New Haven, Drawing No. LLR-1*. The parcel is a portion of a larger airport parcel consisting of 1.84 acres.

h. Description of how the sponsor acquired the property:

The parcel was acquired as portion of a larger parcel with PFC funding. The PFC authorization is PFC #93-01-C-00-HVN.

i. Present Condition and Present Use of any Property or Facilities Involved:

The airport exchange parcel and the privately-owned Celentano parcel are both currently undeveloped, and idle. Both parcels are in an area delineated as wetlands.

j. Environmental Implications of the release

The real estate exchange will permit the implementation of the taxiway and drainage improvement project in compliance with the Airport Design Standards of AC 150/5300-13A. An Environmental Assessment (EA) performed for the project concluded a Finding of No Significant Impact (FONSI). The FONSI was approved by Richard P. Doucette, FAA Environmental Program Manager, New England Region on January 3, 2020.

THE FAIR MARKET VALUE OF THE PARCELS INVOLVED IN THE PROPERTY EXCHANGE

Two firms were engaged by HVN to appraise the properties. The following table displays the findings:

Appraisal Firm	Airport Parcel Appraised Value	Celentano Parcel Appraised Value
Silverstein Appraisal Services	\$8,500	\$8,500
John Lo Monte Real Estate Appraisers & Consultants	\$42,000	\$42,000

Although both firms found the parcels to be of equal value. The appraised value differed by firms. This is attributable to the difference of opinion on how to value wetlands, land that is difficult to appraise. The appraisal reports are attached to this letter for convenient reference.

With adequate mitigation, the parcels can be developed which may permit the higher value of \$42,000 to be used for appraisal.

UPDATE EXHIBIT A- PROPERTY MAP TO DEPICT THE EXCHANGE OF PROPERTIES

The Exhibit A – Property Map will be updated upon approval and the execution of the Real Estate Exchange Agreement, and the registration of the deed.

We trust that this narrative provides the information needed to make a positive determination regarding the change of use of the airport parcel. Should you require additional information or have questions, please contact Mr. Johnson Chang-Fong at 703-288-8595 or email jchangfong@avports.com.

Yours truly,



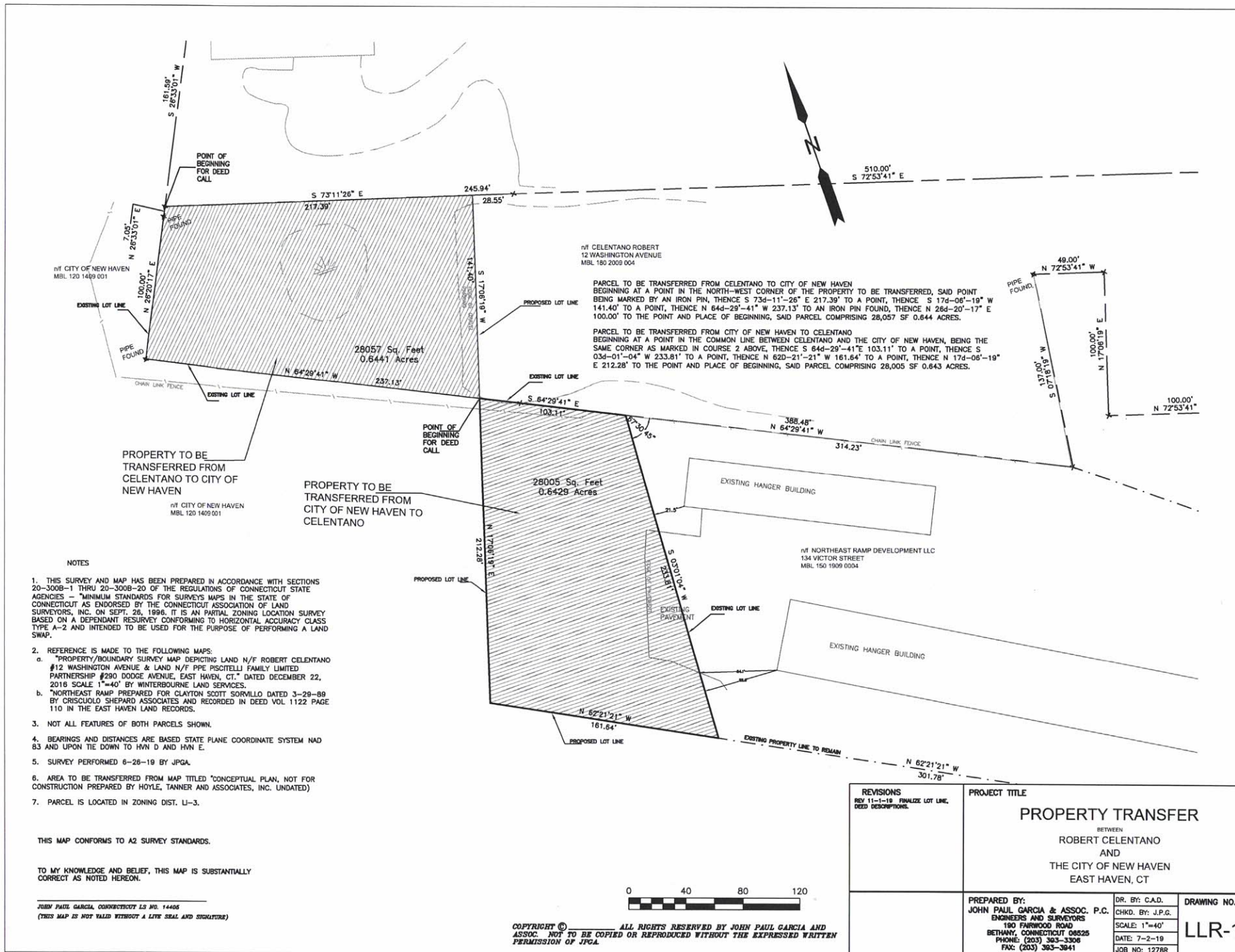
John Picard (Jun 25, 2020 19:12 EDT)

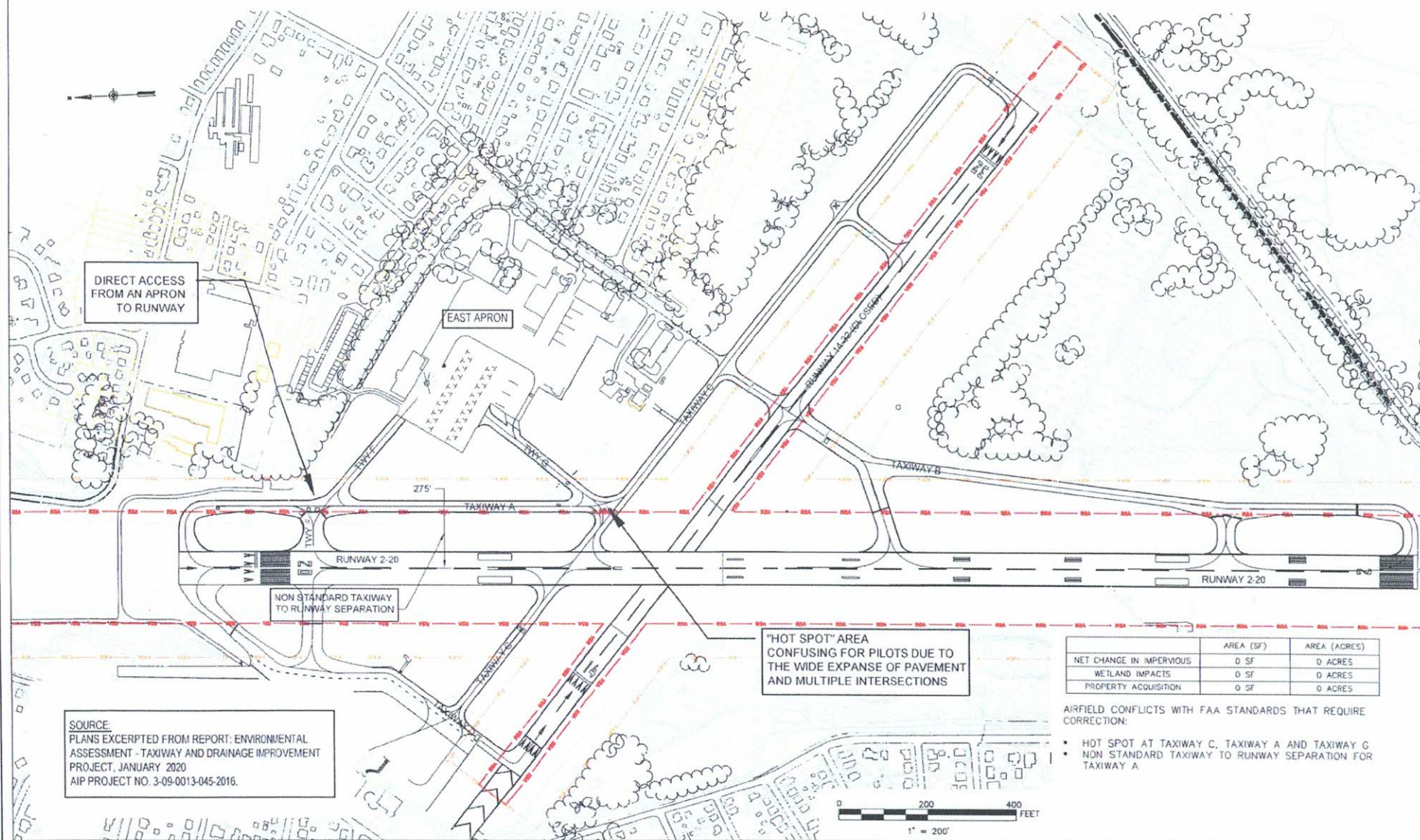
John Picard

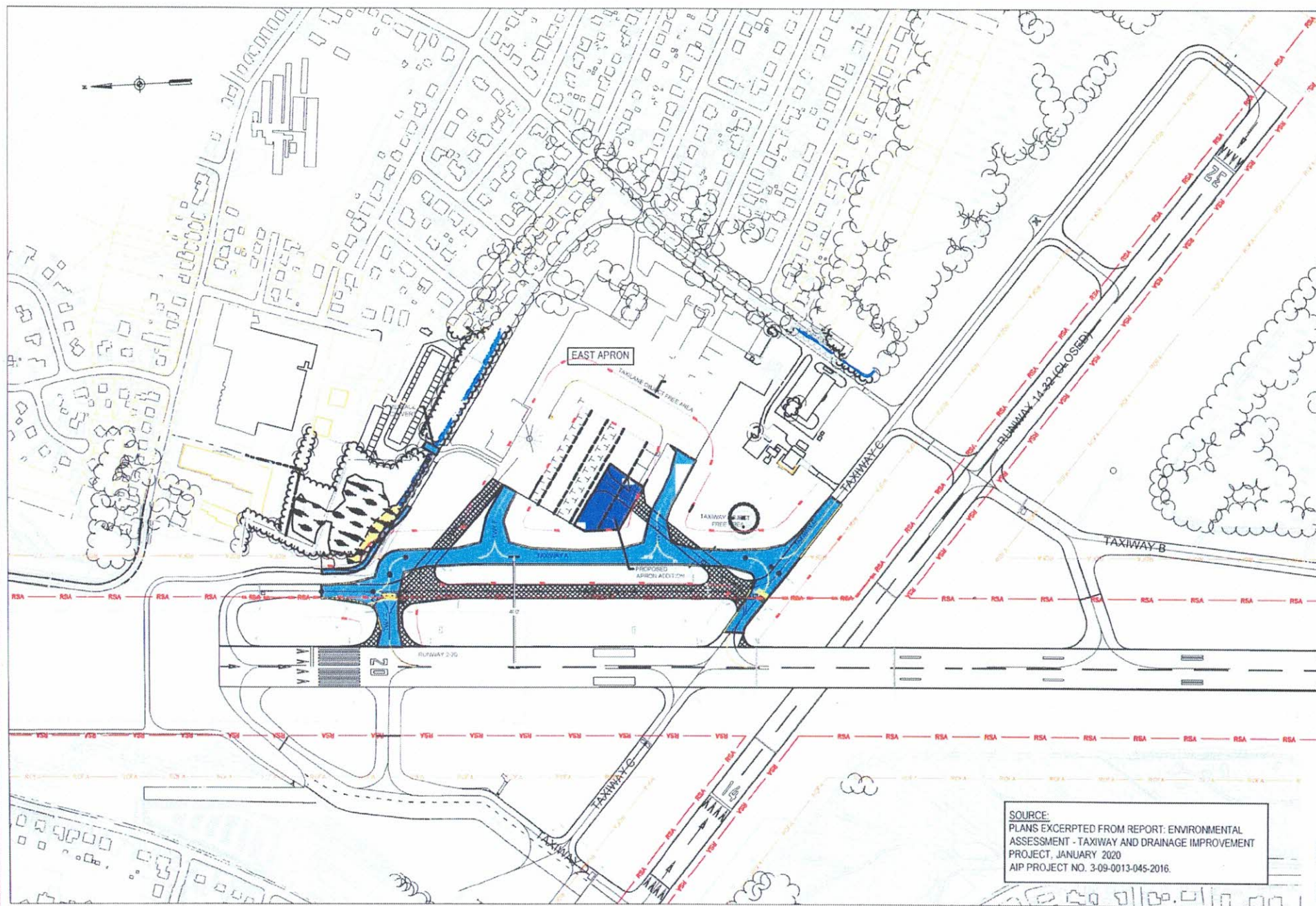
Chairman

Tweed-New Haven Airport Authority

Cc: S. Scanlon – Executive Director
J. Nielson – Airport Manager
J. Chang-Fong – AvPORTS Engineering







SOURCE:
 PLANS EXCERPTED FROM REPORT: ENVIRONMENTAL
 ASSESSMENT - TAXIWAY AND DRAINAGE IMPROVEMENT
 PROJECT, JANUARY 2020
 AIP PROJECT NO. 3-09-0013-045-2016.



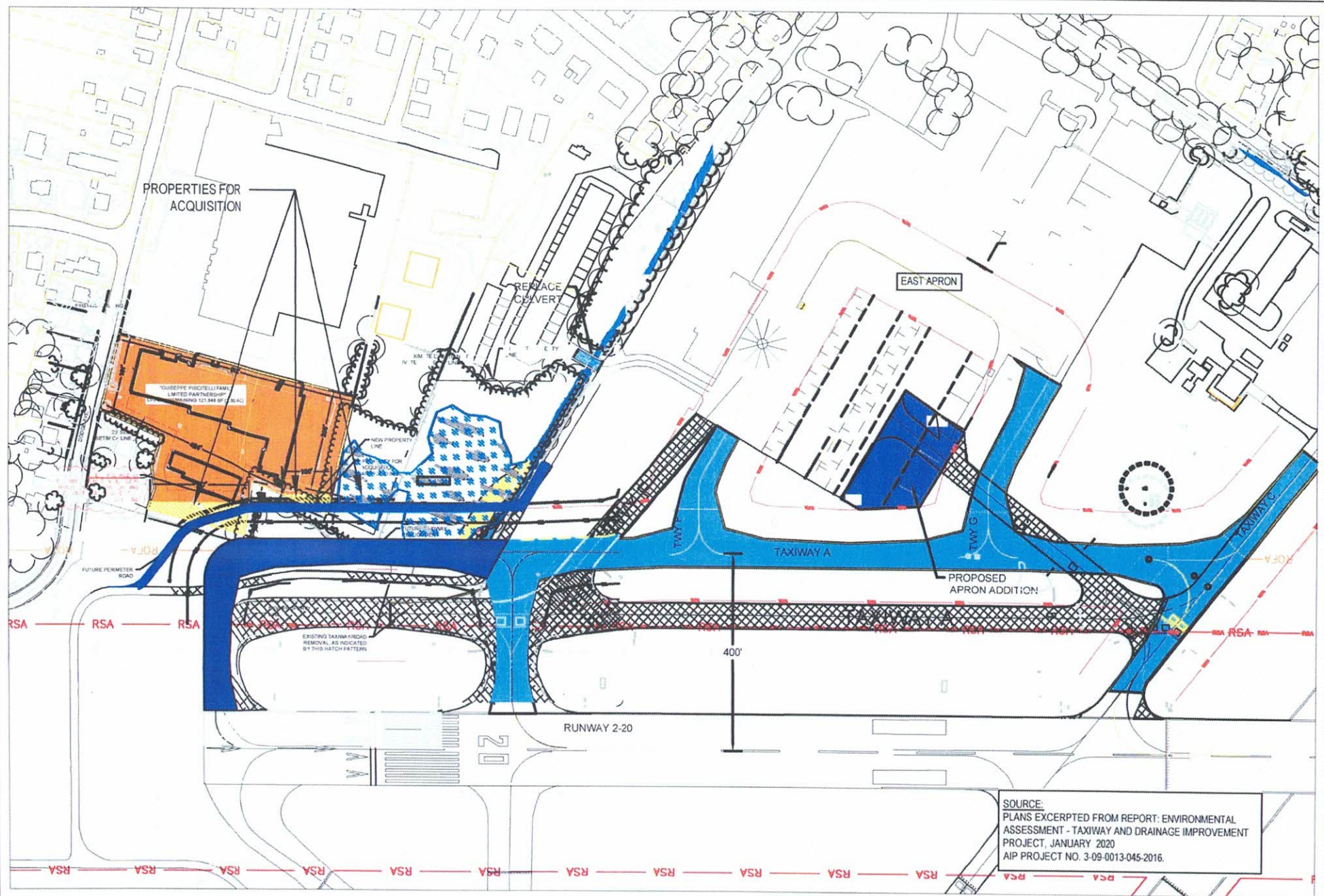
REALIGN TWYS A, F & G PROJECT AT TWEED-NEW HAVEN REGIONAL AIRPORT

PHASE ONE LAYOUT



Engineering & Technical Services Dept.

Drawn by Johnson Chang-Fong	Checked by	Drawn by
File Name RealignTwaysAFG 200208	Date Drawn June 08, 2020	2 of 3



REALIGN TWYS A, F & G PROJECT AT TWEED-NEW HAVEN REGIONAL AIRPORT

BUILD OUT - COMBINED PHASES ONE & TWO LAYOUT



Engineering & Technical Services Dept.

Drawn by Johnson Chang-Fong	Checked by	Drawn No.
File Name RealignTwysAFG 200208	Date Drawn June 08, 2020	3 of 3

**Silverstein Appraisal
Services, LLC**

326 State Street, Suite 208
New London, CT 06320
Phone ◊ 860-443-8405
Fax ◊ 860-442-9306
<http://www.msac.com>

Appraisal of:

0.6441 Acre Parcel to be transferred
from Robert Celentano to City of New
Haven

Identified as a portion of:

12 Washington Avenue,
Tax Map 180, Lot 4
East Haven, CT

Client – Hugh Manke, Esq., Representing the Tweed New Haven Airport Authority Board

Effective Date of Valuation – January 24, 2020

Publication Date – February 10, 2020

Silverstein Appraisal Services, LLC

February 10, 2020

Hugh Manke, Esq.
Updike, Kelly & Spellacy, P.C.
8 Frontage Road
East Haven, CT. 06512-2101

Re: A 0.6441 acre parcel identified as a portion of Tax Map 180, Lot 4, 12 Washington Avenue, East Haven, CT, to be transferred from Robert Celentano to the City of New Haven as part of a land swap to accommodate the relocation of a taxiway at Tweed Airport

Dear Atty. Manke:

At your request the above captioned property was examined for the purpose of forming an opinion of the market value of the fee simple interest as of January 24, 2020, the date of our inspection. The attached report contains a description of the property and the rights appraised, the data and reasoning leading to our conclusion, and the underlying assumptions and limiting conditions upon which this appraisal is based. This report is intended for your use in meeting the requirements of the FAA for the proposed land swap.

The appraised property consists of a 0.6441 acre parcel (28,057 sq. ft.) which is part of a 2.67 acre parcel in East Haven owned by Robert Celentano. The subject site is along property owned by the City of New Haven and operated as Tweed Airport. The airport consists of a total of about 400+/- acres that is roughly bisected by the New Haven/East Haven town line. The appraised parcel is not a legally separate parcel and is appraised subject to the hypothetical condition that it has been legally separated from the larger parcel. The parcel is located in the LI-3 industrial zone.

The appraised parcel is nearly rectangular in shape and has no road frontage and is encumbered by a large area of wetlands. The site has a west property line of 100 feet and a south property line of 237.13 feet along the airport property, a north property line of 217.39 feet along a privately owned industrial property, and an east property line of 141.40 feet on the remainder of the Celentano property. There is no legal access to surrounding land on the south, west and north, and the transfer of the property will not include access over the remaining property of Celentano.

The west property line side is in close proximity to the airport service road which cannot be used as a means of access. An active taxiway and runway are just west of the service road. The north property line abuts the rear (south) end of a light industrial property. The only potential for usable access is from abutting properties but there are no rights of access. The appraised land is about 3 feet below the elevation of the remaining Celentano property and

Real Property
Valuation
And Consulting

326 State Street, Suite 208
New London, CT 06320
Tel. 860-443-8405 Fax 860-442-9306

Robert H. Silverstein
MAI, SRA, MBA
roberts@msac.com

Hugh Manke, Esq.
Updike, Kelly & Spellacy, P.C.
February 10, 2020
Page 2

the abutting property on the north, and filling the subject land is not likely due to the presence of wetlands.

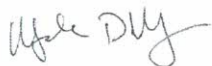
It is our conclusion that this parcel has no potential for development on a stand-alone basis and is suitable only for use by an abutter as buffer area or possibly for limited outside storage by the abutting property to the north if some regrading is allowed.

It is our opinion that the as is market value of the fee simple interest in the appraised 0.6441 acre property, as of January 24, 2020, was:

Eight Thousand Five Hundred Dollars
\$8,500

This value opinion may not be properly understood and would therefore be invalid if this letter is not attached to the accompanying 46 page report.

Respectfully submitted,



Mark B. DiMarco
CT General Certification RCG.0000169
Expires on 4/30/2020



Robert H. Silverstein, MAI, SRA
CT General Certification RCG.0000565
Expires on 4/30/2020

**Silverstein Appraisal
Services, LLC**

326 State Street, Suite 208
New London, CT 06320
Phone ♦ 860-443-8405
Fax ♦ 860-442-9306
<http://www.msac.com>

Appraisal of:
0.6429 Acre Parcel to be transferred
from City of New Haven to Celentano

Identified as a portion of:
20 Thompson Avenue,
Tax Map 120, Lot 1
East Haven, CT

Client – Hugh Manke, Esq., Representing the Tweed New Haven Airport Authority Board

Effective Date of Valuation – January 24, 2020

Publication Date – February 10, 2020

Silverstein Appraisal Services, LLC

February 10, 2020

Hugh Manke, Esq.
Updike, Kelly & Spellacy, P.C.
8 Frontage Road
East Haven, CT. 06512-2101

Re: A 0.6429 acre parcel identified as a portion of Tax Map 120, Lot 1, with an address of 20 Thompson Avenue, East Haven, CT, to be transferred from the City of New Haven to Robert Celentano as part of a land swap to accommodate the relocation of a taxiway at Tweed Airport

Dear Atty. Manke:

At your request the above captioned property was examined for the purpose of forming an opinion of the market value of the fee simple interest as of January 24, 2020, the date of our inspection. The attached report contains a description of the property and the rights appraised, the data and reasoning leading to our conclusion, and the underlying assumptions and limiting conditions upon which this appraisal is based. This report is intended for your use in meeting the requirements of the FAA for the proposed land swap and to assist in the transfer of the property from the City of New Haven to the Tweed New Haven Airport Authority prior to the swap.

The appraised property consists of a 0.6429 acre parcel (28,005 sq. ft.) which is part of a 197.78 acre parcel in East Haven owned by the City of New Haven and leased to the Tweed New Haven Airport Authority. The airport consists of a total of about 400+/- acres that is roughly bisected by the New Haven/East Haven town line. The appraised parcel is not a legally separate parcel and is appraised subject to the hypothetical condition that it has been legally separated from the larger parcel. The parcel is located in the LI-3 industrial zone.

The site is generally rectangular in shape, and is wooded and encumbered by wetlands. The site is bordered to the south and west by the airport property, and is being transferred without any right of access to the airport land. A stream runs south of the subject property and separates it from a nearby paved service road that runs around the perimeter of the airport and is restricted to airport use. The stream continues along the south edge of the airport land west of the subject to the service road, preventing access to the subject from that land. There are no stream crossings.

The site abuts the west end of a privately owned property that is improved with private hangar buildings, but has no legal access over that property although the paved parking lot of that parcel encroaches onto the southeast corner of the appraised land. The north property line abuts the rear (west) end of a light industrial property which is at an elevation about 3 ft.

Real Property
Valuation
And Consulting

326 State Street, Suite 208
New London, CT 06320
Tel. 860-443-8405 Fax 860-442-9306

Robert H. Silverstein
MAI, SRA, MBA
roberts@msac.com

Hugh Manke, Esq.
Updike, Kelly & Spellacy, P.C.
February 10, 2020
Page 2

above the appraised land. Filling the subject land would require a wetlands permit which is not likely to be granted. There are no rights of access to any abutting properties.


It is our conclusion that this parcel has no potential for development on a stand-alone basis and is suitable only for use by an abutter as buffer area or perhaps for limited use by the abutting property to the north for outside storage if some regrading is allowed. The small area of paving encroachment has no value impact.

It is our opinion that the as is market value of the fee simple interest in the appraised 0.6429 acre property, as of January 24, 2020, was:

Eight Thousand Five Hundred Dollars
\$8,500

This value opinion may not be properly understood and would therefore be invalid if this letter is not attached to the accompanying 44 page report.

Respectfully submitted,



Mark B. DiMarco
CT General Certification RCG.0000169
Expires on 4/30/2020



Robert H. Silverstein, MAI, SRA
CT General Certification RCG.0000565
Expires on 4/30/2020

REAL ESTATE APPRAISAL REPORT

Industrial Zoned Land
Map 180, Block 2009, Lot 004
12 Washington Avenue,
East Haven, Connecticut

As of

January 31, 2020

Owner Of Record:

Robert Celentano
Volume: 322, Page: 1074

Prepared For:

Urdike, Kelly & Spellacy, P.C.
Attn: Mr. Robert G. Pethick, Esq.
8 Frontage Road,
East Haven, Connecticut 06512

Appraised By:

JOHN LO MONTE REAL ESTATE APPRAISERS & CONSULTANTS

P.O. Box 290-0563, Wethersfield, Connecticut 06129-0563 ♦ (860) 635-3339 Fax (860)635-3339
E-Mail: john_lo_monte@snet.net

John Lo Monte

REAL ESTATE APPRAISERS & CONSULTANTS

P.O. BOX 290-0563 • WETHERSFIELD, CT. 06129-0563 • (860) 635-7500 • FAX (860) 635-3339



February 3, 2020

Atty. Robert G. Pethick
Updike, Kelly & Spellacy, P.C.
8 Frontage Road,
East Haven, Connecticut 06512

RE: Lot 004, Block 2009, Map 180, 12 Washington Avenue, East Haven, CT

Dear Atty. Pethick:

At your request we examined the premises on Friday, January 31, 2020 with the purpose to determine the market value (as is) and as of January 31, 2020, of the subject vacant industrial zoned small parcel located on the westerly end of Washington Avenue and immediately to the north, as well as adjacent to the Tweed International Airport.

Introduction:

It should be noted that the subject property, according to the East Haven Assessor's Office Records, is an improved industrial building lot of 2.67 acres, more or less, on the westerly terminus of Washington Avenue and in the extreme southwest quadrant of East Haven, or the East Haven and New Haven Town Line.

A small portion, or 28,057 sq ft (0.644 acres) of the subject's site is proposed to be part of a so called "land swap" with the adjoining, or to the southeast of the subject property, owned by the city of New Haven and leased to Tweed-New Haven Airport Authority the "swap site", or land is approximately of the same site, or 28,005 sq ft (0.643 acres), similar zone classification and site configuration. Finally, both sites, or parcels, are affected by wetland and are located in zone LI-3 (light industrial) and are part of F.E.M.A. firm map No. 09009C0444J, map revised on July 8, 2013, situated in zone "AE", or areas of 100-year flooding.

John Lo Monte

REAL ESTATE APPRAISERS & CONSULTANTS

P.O. BOX 290-0563 • WETHERSFIELD, CT. 06129-0563 • (860) 635-7500 • FAX (860) 635-3339



RE: Lot 004, Block 2009, Map 180, 12 Washington Avenue, East Haven, CT

Introduction, continued

As per our client request the purpose of this report is to estimate market value for the two (proposed) sites, or raw acreage parcels, as is, or vacant industrial zoned land, or in this case raw acreage parcels of roughly equal size, of similar utility and of similar site characteristics and location.

For reporting purposes only, the subject property is improved with two (2) industrial buildings, or garage-storage structures comprising aggregate gross building area of 7,200 square feet. As already reported, we will assume the subject of this report to be a rear parcel of approximately 28,057 (0.644± acres) with no direct street front, and proposed to be "swap" with a similar "rear parcel" with no direct street front situated and adjoining to the southeast of the subject property.

As noted, according to F.I.R.M. panel No. 09009C0444J, dated July 8, 2013, the subject property toward the rear boundary line is situated in zone "AE", or areas with based flood determined. This is of course consideration for our purpose since land situated in zone "AE" can't be developed.

Hence, for our purpose and to maintain consistency throughout the report, the subject property, or proposed "Land Swap" at 12 Washington Avenue, or vacant raw acreage, is appraised as industrial site of 0.644 acres, more or less.

The property which is the subject of this report is identified in the East Haven Land Record as 12 Washington Avenue AKA Lot 4, Block 2009 on the East Haven Assessor's Map No. 180; a copy of this map, and an A-2 Survey Map are included in the following pages as well as throughout this appraisal report.

John Lo Monte

REAL ESTATE APPRAISERS & CONSULTANTS

P.O. BOX 290-0563 • WETHERSFIELD, CT. 06129-0563 • (860) 635-7500 • FAX (860) 635-3339



RE: Lot 004, Block 2009, Map 180, 12 Washington Avenue, East Haven, CT

Introduction, continued

Based on the subject's site configuration, size and depth, the existing improvements and/or uses as industrial owner and tenants occupied property are not affected. Thus, for our purpose, the improvements on the site are not considered.

12 Washington Avenue, East Haven, CT
Land Swap Proposal: 28,057± sq ft (0.644± acres) level to gently sloping with a westerly downward slope toward the rear. Small to medium sized trees interspersed throughout. Approximately triangular in shape. 141.04 feet (north); 217.39 feet (west); 100 feet (south); 237.13 (east). Fee simple interest value is applied.
City of New Haven Proposed Land Swap, East Haven, CT
28,005± (0.643± acres); level to sloping with a southerly downward slope toward the rear. Small to medium size trees interspersed throughout. Approximately triangular in shape. 233.81 feet (front); 103.11 (west); 112.28 (rear); 161.64 (east) fee simple interest value is applied.

The property then is level and below street grade throughout, industrial zoned land. The subject however, despite the zone classification is situated in a mix-use neighborhood consisting of commercial, or special-use outlets, light industrial and residential; finally, as noted Washington Avenue is situated at the New Haven (west and south) and East Haven (north) town lines.

Due to the site's level contours and due to the availability of all utilities, including public water, assemblage of the same is not only possible, but it's financial or economically feasible. However, as noted the subject sites, or proposed "land swap" parcels are hindered by potential flooding, or in zone "AE" as per F.I.R.M. Map No. 09009C044J, revised July 8, 2013.

John Lo Monte

REAL ESTATE APPRAISERS & CONSULTANTS

P.O. BOX 290-0563 • WETHERSFIELD, CT. 06129-0563 • (860) 635-7500 • FAX (860) 635-3339



RE: Lot 004, Block 2009, Map 180, 12 Washington Avenue, East Haven, CT

This is an appraisal, summary report intended to comply with the reporting requirements set forth in Standards Rule 2.2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP). As such it presents only summary discussion of the data, reasoning and analyses used in the appraisal process to develop the appraiser's opinion of value. To develop the opinion of value contained herein, the appraiser executed a complete appraisal process, as defined by USPAP.

Supporting documentation concerning the data, reasoning and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and to the intended use stated above. The appraiser is not responsible for unauthorized use of this report.

Scope of Work and Purpose

Background

The properties to be appraised are as follows:

The Celentano Property: The property is approximately 0.644 acres (28,057 sq ft) of land located at 12 Washington Avenue in East Haven, CT. We have relied on the legal description and a copy of the plat of the property, marked with the letter "A". The property is currently owned by Robert Celentano.

City of New Haven Property: The property is approximately 0.643 acres (28,005) of land abutting and located southeast of the Celentano Property. Attached hereto as Exhibit 1 is the legal description and a copy of the plat of the property, marked with the letter "B". The property is currently owned by the City of New Haven and leased by Tweed New Haven Airport Authority.

Legal description, location and A-2 Survey maps are provided in the following pages, as well as Site Description and Addenda Sections of this report.

John Lo Monte

REAL ESTATE APPRAISERS & CONSULTANTS

P.O. BOX 290-0563 • WETHERSFIELD, CT. 06129-0563 • (860) 635-7500 • FAX (860) 635-3339



RE: Lot 004, Block 2009, Map 180, 12 Washington Avenue, East Haven, CT

Scope of Work

We will provide an appraisal and produce a written narrative appraisal report in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP) and applicable Federal Aviation Administration (FAA) documentation requirements. Hence, for each property, or proposed land swap site, or raw acreage, the appraisal will include, or provide as follows:

1. Adequately describe the characteristics of the property being appraised including:
 - a. Location, legal description, parcel number and county tax parcel number(s)
 - b. Name of apparent owner(s) of each interest being evaluated
 - c. Pertinent title information including known and observed leases or encumbrances
 - d. Present use and development, identification of any improvements and leasehold/tenant improvements
 - e. Zoning (current, proposed and probability of rezoning as if released for private market use and development)
 - f. Stage of potential or proposed development and concurrency with local and regional land use plans
 - g. Infrastructure (existing and planned) serving the land
 - h. Adequate sales history of the property (e.g. when acquired, amount paid).
2. Inspect the neighborhood and local area noting utility and transportation infrastructure to the extent required for the highest and best use development of the property.
3. Conduct adequate analysis and develop of a supported determination of highest and best use of the property.
4. Adequately describe and analyze all relevant market data and activity as of the date of value.
5. Inspect, research, analyze and verify comparable sales with public sources.

John Lo Monte

REAL ESTATE APPRAISERS & CONSULTANTS

P.O. BOX 290-0563 • WETHERSFIELD, CT. 06129-0563 • (860) 635-7500 • FAX (860) 635-3339



RE: Lot 004, Block 2009, Map 180, 12 Washington Avenue, East Haven, CT

Scope of Work, continued

6. Appraise the current fair market value of the property as defined in the Market Value section below.
7. Report the appraiser's analysis, opinions and conclusions in the appraisal report.
8. The appraisal report includes the plat or a sketch of the property and provide the location and dimensions of any improvements. The appraisal report includes adequate photographs and location maps of the subject property and of the comparable sales.

Client/Intended Users

The client is Tweed New Haven Airport Authority (the "client"). The client will rely on the appraisal and Appraisal Report to document the current fair market value of the properties. The Client leases the City Property from the City of New Haven and intends to lease the Celentano Property after the property is acquired by the City of New Haven.

Intended Use

The intended use of the appraisal is to determine the market value in fee simple of each property in order to facilitate a land swap between the respective property owners.

Purpose

The purpose of the appraisal will be to determine the market value for each property. The market value will represent the sale price for each property, and the appraisal will ensure that the Client achieves the full fair market value at the highest and best use of the City Property, under the appropriate definition, in consideration for the land swap for the Celentano Property.

Market Value

The appraiser will estimate fair market value using USPAP definition.

John Lo Monte

REAL ESTATE APPRAISERS & CONSULTANTS

P.O. BOX 290-0563 • WETHERSFIELD, CT. 06129-0563 • (860) 635-7500 • FAX (860) 635-3339



RE: Lot 004, Block 2009, Map 180, 12 Washington Avenue, East Haven, CT

Primary Data and Analysis

The appraisers will research, and analyze the local market for the demand and supply of property competitive with each property at its highest and best use. The appraiser will analyze, verify, and inspect recent comparable sales transactions. Additionally, the appraiser will analyze existing land leases that are a part of such property, if applicable.

The appraiser will examine and analyze the impact of the position of the parcel relative to the airport environment. The basis consideration relating to FAA Part 77 (objects affecting navigable airspace) and any impact on any future development should be considered by the appraiser as a part of the highest and best use analysis.

Secondary Data and Analysis

The appraiser will analyze the market for similar commercial and industrial land sales, and consider the absorption factors that are pertinent to this particular market.

Property History/Legal Description

The current subject property owner purchased the property on April 1, 1981 as recorded in Volume 322, Page 1074 of the East Haven Land Records; consideration stated in this deed is \$30,000.

Grantor: New Haven Moving Equipment Corporation

Grantee: Robert Celentano

Volume: 322, Page 1074

Date: April 1, 1981 (Warranty Deed)

Subsequently, two approvals were granted for variance from town of East Haven Zoning and Planning Commission, or as recorded in Volume 618, Page 55, dated November 5, 1990 and in Volume 746, Page 250 of the East Haven Land Records, dated July 6, 1993. The latter variance was granted as follows: Dealers and repairers of used car license with the condition that any parking on-site to be to the rear of the building.

As noted, the motion for variance was approved and as such, the subject is considered to be an approved used cars dealer and automotive repair garage.

John Lo Monte

REAL ESTATE APPRAISERS & CONSULTANTS

P.O. BOX 290-0563 • WETHERSFIELD, CT. 06129-0563 • (860) 635-7500 • FAX (860) 635-3339



RE: Lot 004, Block 2009, Map 180, 12 Washington Avenue, East Haven, CT

12 Washington Avenue, East Haven, CT
General Information
Proposed (Swap) Site Size: 28,057 sq ft (0.644 acres) Street Front: None East Side: 141.40 feet depth South Side: 237.13 feet West Side: 100 feet depth North Side: 217.39 feet width
Shape: Triangular; level and below street grade
Zoning: LI-3; Light Industrial (3) District
FEMA; F.I.R.M. Map # 09009C0444J, dated July 8, 2013; Zone AE (100-year Flood Plain) classification
Assessment: \$380,113 (100% FMV)
Assessed Value: \$266,080 (70% FMV)
Taxes: \$8,626.32 yearly
Map 180, Block 2009, Lot 004

For our purpose, then, and to maintain consistency throughout the report, the subject property, or proposed land swap site is considered to be one parcel, i.e. industrial zoned parcel, identified as 12 Washington Avenue and further identified as Lot 004, Block 2009 of East Haven Assessor's Map 180, comprising lot area of 0.644 acres, or 28,057 square feet, more or less. The lot is level and below street grade and is in FEMA Firm Map 09009C0444J, zone AE, or 100 year flooding.

The city owned parcel, or land proposed for the swap comprises 28,005 sq ft, or 0.643 acres, is also zoned LI-3 (light industrial district) is also below street grade and is also in FEMA Firm Map 09009C0444J, zone AE, or 100 year flooding.

John Lo Monte

REAL ESTATE APPRAISERS & CONSULTANTS

P.O. BOX 290-0563 • WETHERSFIELD, CT. 06129-0563 • (860) 635-7500 • FAX (860) 635-3339



RE: Lot 004, Block 2009, Map 180, 12 Washington Avenue, East Haven, CT

As already reported, both parcels lie within Zone "AE," or in a flood zone, according to Flood Insurance Plan Map No. 09009C0444J, dated 7/8/2013.

ENVIRONMENTAL DISCLAIMER

Unless otherwise stated in this report the existence of hazardous material which may or may not be present on the property was not observed by the appraisers. The appraiser has no knowledge of any such contaminants on the property.

The appraiser is not qualified to detect such substances as they may or may not exist presently. There are probably substances such as asbestos, industrial contaminants, and/or underground fuel storage tank(s) which could affect the value of the property. However, the value estimated is predicated on the assumption that there is no such material on or in the property that would cause such a loss in value.

There is no responsibility assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. If there is such concern a phase 1 property evaluation should be done.

For a visual representation, the reader should refer to the A-2 Survey Map, and to the Photographs of Subject Property section, including the Addenda section, of this report.

The following is a description and narrative analysis using sales in Greater New Haven, the methodology used in our opinion of value of the subject property as of the inspection based on the 100% interest given to the fee simple estate.

The subject is located in a mix-use industrial and flex-use neighborhood and within the town's extreme southeast quadrant with easy accessibility via I-95 (Interchange 52), as well as US Route 1 AKA Frontage Road and Route 142 AKA Coe Avenue.

Exposure and Marketing Period The established market value reflects an exposure time of twelve months, reflecting the period prior to the date of value. A marketing period within twelve months is implicit in this analysis, recognizing the time period after the date of value to liquidate the subject property. The exposure time and the marketing period are based on the known marketing time of the sales in the region.

John Lo Monte

REAL ESTATE APPRAISERS & CONSULTANTS

P.O. BOX 290-0563 • WETHERSFIELD, CT. 06129-0563 • (860) 635-7500 • FAX (860) 635-3339



RE: Lot 004, Block 2009, Map 180, 12 Washington Avenue, East Haven, CT

As a result of our inspection and based on our knowledge and experience as to real property value, it is our opinion that the market value of the above-referenced property, as of January 31, 2020 is:

**\$42,000 (12 Washington Avenue; 28,057 sq ft 0.644 acres)
(FORTY-TWO THOUSAND DOLLARS)**

**\$42,000 (City of New Haven Owned Site of 28,005 sq ft (0.643 acres)
(FORTY-TWO THOUSAND DOLLARS)**

Respectfully submitted,

John Lo Monte, CCRA, GAA, CCIM
Certified Commercial Appraiser
CT Certificate No RCG377
P.O. Box 290-0563
Wethersfield, Ct 06129-0563
Expiration Date: 4/30/2020

John W. Nitz, MAI
John W. Nitz & Associates, LLC
Expiration Date: 4/30/2020
155 Greystone Drive
Plantsville, CT 06479-1856
Certified General Appraiser
CT License No. RCG 449

Request for Land Release 20020625

Final Audit Report


2020-06-25

Created:	2020-06-25
By:	Merritt Nielson (jnielson@flytweed.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAwBcjx_isurlKyZVd2Q4jR05G9JjmMbRp

"Request for Land Release 20020625" History

 Document created by Merritt Nielson (jnielson@flytweed.com)

2020-06-25 - 8:29:24 PM GMT- IP address: 98.187.193.87

 Document emailed to John Picard (john.m.picard@ampf.com) for signature


2020-06-25 - 8:30:14 PM GMT

 Email viewed by John Picard (john.m.picard@ampf.com)

2020-06-25 - 11:12:07 PM GMT- IP address: 73.38.124.181

 Document e-signed by John Picard (john.m.picard@ampf.com)

Signature Date: 2020-06-25 - 11:12:38 PM GMT - Time Source: server- IP address: 73.38.124.181

 Signed document emailed to sscanlon@flytweed.com, Merritt Nielson (jnielson@flytweed.com), ckurtz@avports.com, John Picard (john.m.picard@ampf.com), and 6 more

2020-06-25 - 11:12:38 PM GMT