

STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL

APPLICATION OF CELLCO PARTNERSHIP :
d/b/a VERIZON WIRELESS FOR A :
CERTIFICATE OF ENVIRONMENTAL : DOCKET NO. 318
COMPATIBILITY AND PUBLIC NEED FOR :
THE CONSTRUCTION, MAINTENANCE :
AND OPERATION OF A WIRELESS :
TELECOMMUNICATIONS FACILITY AT :
1191 TERRYVILLE ROAD IN BRISTOL, :
CONNECTICUT : OCTOBER 6, 2006

SUPPLEMENTAL RESPONSES OF
CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS
TO CONNECTICUT SITING COUNCIL PRE-HEARING INTERROGATORIES, SET ONE

On September 21, 2006, Cellco Partnership d/b/a Verizon Wireless ("Cellco") submitted responses to the Connecticut Siting Council's ("Council") pre-hearing interrogatories (Set One) in Docket No. 318. Recognizing its continuing obligation to update information provided to the Council, Cellco offers the following supplemental responses to Interrogatory Nos. 1 and 21.

Question No. 1

Subsequent to Cellco's pre-application consultations with local officials, did any official representing Bristol or Plymouth (other than the Bristol City Planner) issue any statement regarding Cellco's plans for this site? Did any land use board or municipal council conduct any public hearings or meetings on Cellco's plans? Did such boards or councils pass any resolutions or issue any decisions or statements about Cellco's plans? If so, provide copies of such documents.

Supplemental Response

On September 27, 2006, Cellco representatives received a call from the Bristol City Planner Alan Weiner. Mr. Weiner had some questions regarding the ownership of the Pequabuck Golf Club property and questioned whether the tower site was, in fact, located on property owned by the City of Bristol. On October 2, 2006, Cellco confirmed with Mr. Weiner that, according to a Certificate of Title obtained at the time of the leasing of the site, Cellco had confirmed that the portion of the property where the tower would be located is in fact owned by the Pequabuck Golf Club of Bristol, Inc. A copy of the letter sent to Mr. Weiner with attachments is included as Exhibit A.

Question No. 21

Has Cellco contacted any other carriers about the possibility of using this site? If so, have any other carriers shown a potential interest in this site? Provide any supporting documentation.

Supplemental Response

Following the submission of the September 21, 2006 interrogatory responses, Cellco representatives contacted Steve Levine at New Cingular Wireless to inquire further about Cingular's interest in the proposed Bristol facility. Mr. Levine informed Cellco that Cingular was not currently interested in the Bristol tower site and would not be intervening in Docket No. 318.

280 Trumbull Street
Hartford, CT 06103-3597
Main (860) 275-8200
Fax (860) 275-8299
kbaldwin@rc.com
Direct (860) 275-8345

Via First Class Mail

October 2, 2006

Alan Weiner, City Planner
City of Bristol
111 North Main Street
Bristol, CT 06010

**Re: Verizon Wireless Application for the Construction of a
Telecommunications Facility at Pequabuck Golf Club, Bristol, Connecticut**

Dear Alan:

I wanted to write to follow up on our conversation last week regarding the proposed Verizon Wireless telecommunications facility and the ownership of the property where the facility is to be located. According to the City of Bristol Assessor's records and our site survey information, the proposed tower would be located on Map 67, Lot 27. According to a Certificate of Title that Verizon Wireless received from its leasing attorney, this parcel is in fact owned by the Pequabuck Golf Club of Bristol, Inc. The City of Bristol does, according to our information, own much of the adjacent land to the east and north; land on which portions of the golf course are located. Attached for your records is a copy of the Title Report and Certificate of Title that was completed for the site. If your information continues to conflict with the Certificate of Title, I would appreciate it if you would contact me as soon as possible. I appreciate your call and questions on this issue.



Law Offices

BOSTON

HARTFORD

NEW LONDON

STAMFORD

WHITE PLAINS

NEW YORK CITY

SARASOTA

www.rc.com

Sincerely,

A handwritten signature in black ink, appearing to read 'Ken Baldwin'.

Kenneth C. Baldwin

kj

Enclosure

Copy to: Sandy Carter (w/o enclosures)
Marianne Dubuque (w/o enclosures)

HART1-1357247-1

CARMODY & TORRANCE LLP
Attorneys at Law

50 Leavenworth Street
Post Office Box 1110
Waterbury, Connecticut
06721-1110
Telephone: 203 573-1200
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Marianne Barbino Dubuque
Partner

Direct: 203-578-4218
mdubuque@carmodylaw.com

May 1, 2006

VIA FEDERAL EXPRESS

Ms. Michelle Kababik
Verizon Wireless
99 East River Drive
East Hartford, CT 06108

Re: 1191 Terryville Avenue Bristol, CT	Map: 67 Block: N/A Lot: 27 & 29	56 School Street Plymouth, CT	Map: 51 Block: 100 Lot: 21A
		50 School Street Plymouth, CT	Map: 51 Block: 100 Lot: 1

Dear Michelle:

Enclosed please find a Certificate of Title from Attorney Richard S. Soranno dated October 24, 2005 (Bristol) and October 31, 2005 (56 School Street, Plymouth), updated to April 13, 2006, as well as a Certificate of Title from Attorney Soranno dated April 14, 2006 for the portion of the property located at 50 School Street in Plymouth, together with copies of encumbrances and maps. Based upon our review of the Certificates of Title (as updated), encumbrances and maps, please note the following:

A. General

1. As of April 13, 2006, **Pequabuck Golf Club of Bristol, Inc.** owns the entire Bristol portion of the property (where the lease area and access are entirely located) and part of the Plymouth portion of the property (50 School Street and the northern part of 56 School Street). The Pequabuck Golf Club, Incorporated owns the remaining part of the Plymouth portion of the property (southern part of 56 School Street).

May 1, 2006

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Since the lease area and access are not located on the Plymouth portions, we do not address the encumbrances on those portions of the property, as those encumbrances have no effect on Verizon Wireless's lease interest.

2. The Bristol portion of the property is located in Federal Flood Zone C and the Plymouth portions are located in Federal Flood Zone X, both of which are outside the limits of the 500-year flood hazard zone boundary.
3. According to the respective Tax Collectors, real estate taxes due on the Grand List of October 1, 2004 totaling \$27,204.95 (Bristol) and \$1,290.61 (Plymouth) have been paid in full.

B. Encumbrances

1191 Terryville Avenue, Bristol

1. Item 9: A right to purchase as retained in a Quit Claim Deed from Edgar L. Pond, trustee to The Pequabuck Golf Club, Incorporated, dated December 3, 1928 and recorded December 4, 1928 in Volume 131 at Page 481. Note: The release of reservation indexed on this document is not correct.

This deed references the personal right of William E. Norton, Jr. and Harry I. Bartholomew to repurchase the property if it is no longer used as a golf club or a kindred country club activity. Notably, the Golf Club's attorney has informed us that Mr. Norton and Mr. Bartholomew are deceased. Therefore, this right is no longer exercisable and does not affect Verizon Wireless's lease interest.

2. Item 10: A right to repurchase and 12 foot right of way as retained in a Quit Claim Deed from The City of Bristol to The Pequabuck Golf Club, Incorporated, dated November 6, 1943 and recorded November 10, 1943 in Volume 199 at Page 529.

In this deed, the City of Bristol retained a right to repurchase the parcel conveyed in this deed at a rate of \$40 per acre in the event The Pequabuck Golf Club, Incorporated ceased to exist or that entity ceased to use the property as a golf club. Based upon Map 292-32 and Map 57, as well as site drawings L-1 and Figure 3-2 (copies enclosed), it appears that the City's right to repurchase affects the portion of the property containing the area to be leased by Verizon Wireless. Although the property is still used as a golf club, and has been for over 100 years, the entity known as The Pequabuck Golf Club, Incorporated was

May 1, 2006

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dissolved in 1985. Prior to its dissolution, however, it transferred ownership of the property to its current owner, Pequabuck Golf Club of Bristol, Inc. There is no evidence that the City elected to repurchase the property at that time; however, presumably the City's right to repurchase can still be exercised in the future. Nevertheless, even if it were to repurchase the property, it is not likely that the City would disturb Verizon Wireless's lease interest given that the lease generates substantial income for the property owner.

The City also retained a 12 foot wide right of way confined to the immediate 12 feet along the northern boundary of the property. Based on Map 57 and L-1, it does not appear that this right of way affects the area that Verizon Wireless will lease.

3. Item 11: Right Of Way Option from The Pequabuck Golf Club, Incorporated to The Connecticut Power Company, dated October 28, 1941 and recorded November 13, 1941 in Volume 200 at Page 115.

Item 12: Transmission line grant from The Pequabuck Golf Club, Incorporated to The Connecticut Power Company, dated October 22, 1942 and recorded in Volume 206 at Page 349 (see Map 187-43B and also Map 546-1 for location - affects Second Piece).

In Item 11, The Connecticut Power Company obtained the right to purchase a 150' right of way across the Golf Club's property for its transmission facilities within 12 months of the date of the option, and it timely exercised such option, as evidenced by Item 12. The right of way, which is triangular in shape, is depicted on Map 187-43B. The Connecticut Power Company later merged into The Hartford Electric Light Company ("HELCO") and subsequently merged into The Connecticut Light and Power Company in the 1980s. The right of way is also depicted on Map 546-1 as "HELCO Right of Way".

Since the area to be leased by Verizon Wireless is located on the western portion of the property (the First Piece in Schedule A to the Certificate of Title), and this right of way is located on the far eastern portion of the property, this right of way does not affect the area to be leased by Verizon Wireless or its access.

4. Item 13: Easement and slope rights as set forth in a Warranty Deed from The Pequabuck Golf Club, Inc. to the City of Bristol, dated August 10, 1967 and recorded September 1, 1967 in Volume 536 at Page 230.

May 1, 2006
Page 4 of 5

This deed grants a temporary working area and slope rights located along the southern portion of the subject property to the City of Bristol. Since the area impacted by these rights, which is depicted on Map 546-2, is located several thousand feet south of the area that Verizon Wireless will lease, such rights do not affect Verizon Wireless's lease interest in this property.

5. Item 14: Drainage easements, HELCO right of way and such other state of facts as shown on the map referenced in Schedule A (Map 546-1) recorded on the Bristol Land Records.

The area to be leased by Verizon Wireless, as well as its access, is confined to the portion of the property that is designated as Lot 27 on Map 546-1 (copy enclosed), while the drainage easements and HELCO right of way affect the portion of the property designated as Lot 29 on this map. Therefore, such items do not appear to affect the area to be leased by Verizon Wireless. In addition, it appears that there is a CL&P easement depicted along the northern portion of Lot 27, despite the fact that there is no easement document of record. The area to be leased by Verizon Wireless is located several hundred feet south of the area designated as a CL&P easement, so this easement does not affect Verizon Wireless's leased area.

6. Item 15: Such state of facts as shown on a map entitled "Plan Of Land Bristol, Conn. Portion Of Land Owned By The Pequabuck Golf Club, Inc.", dated March 6, 1954 and revised March 31, 1954, and filed as Map 292-32 on the Bristol Land Records.

None of the items depicted on this map appear to affect the area to be leased by Verizon Wireless or its access.

7. Item 3 (April 14, 2006 Update):
 - a. Mortgage Deed in the original amount of \$150,000.00 from Pequabuck Golf Club of Bristol, Inc. to Valley Bank, dated December 6, 2005 and recorded December 14, 2005 in Volume 1659 at Page 928 of the Bristol Land Records.
 - b. Assignment of Leases and Rents from Pequabuck Golf Club of Bristol, Inc. to Valley Bank, dated December 6, 2005 and recorded December 14, 2005 in Volume 1659 at Page 939 of the Bristol Land Records.

CARMODY & TORRANCE LLP

May 1, 2006
Page 5 of 5

c. Mortgage Deed in the original amount of \$150,000.00 from Pequabuck Golf Club of Bristol, Inc. to Valley Bank, dated December 6, 2005 and recorded December 14, 2005 in Volume 1659 at Page 948 of the Bristol Land Records.

d. Assignment of Leases and Rents from Pequabuck Golf Club of Bristol, Inc. to Valley Bank, dated December 6, 2005 and recorded December 14, 2005 in Volume 1659, Page 959 of the Bristol Land Records.

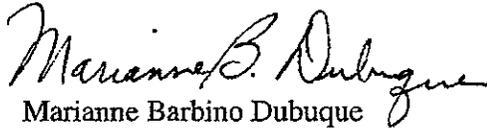
This office has prepared a Non-Disturbance Agreement for these items.

50 School Street and 56 School Street (and 1.14 acre adjacent parcel), Plymouth

As noted above, since the area that Verizon Wireless will lease, as well as its access, is completely confined to the Bristol portion of the subject property, we have not reported on the encumbrances affecting the Plymouth portions of the property.

Please call me if you have any questions.

Very truly yours,


Marianne Barbino Dubuque

MBD/kda
cc: Mr. Douglas Culp

RICHARD S. SORANNO
Attorney at Law
511 East Street
Hebron, CT 06248
Telephone (860)649-9789 Facsimile (860)646-1920

Verizon Wireless
c/o Carmody & Torrance LLP
50 Leavenworth Street
Waterbury, CT 06721-1110

CERTIFICATE OF TITLE

Title No. 22904-311 (Bristol West)	
1191 Terryville Avenue, Bristol, CT	October 24, 2005 At 12:30 P.M.
56 School Street, Plymouth, CT	October 31, 2005 At 4:30 P.M.

THIS IS TO CERTIFY that I have carefully examined the land records in and for the Towns of Bristol and Plymouth, Counties of Hartford and Litchfield and State of Connecticut, as indexed, to the date noted above, with respect to the properties described in Schedule A attached hereto.

FROM SUCH EXAMINATION, I find and am of the opinion that PEQUABUCK GOLF CLUB OF BRISTOL, INC. is the owner in fee simple of the properties described as First Piece and Second Piece in Schedule A by virtue of a Warranty Deed from The Pequabuck Golf Club, Incorporated, dated July 16, 1986 and recorded July 21, 1986 in Volume 833 at Page 953 in the Bristol Land Records, and that THE PEQUABUCK GOLF CLUB, INCORPORATED is the owner in fee simple of the Third Piece in Schedule A by virtue of a Warranty Deed from The Andrew Terry Company, dated July 8, 1929 and recorded August 2, 1928 in Volume 70 at Page 254 of the Plymouth Land Records, free and clear of all recorded and properly indexed encumbrances except: [All references are to the appropriate Land Records.]

1. Any and all provisions of any ordinances, governmental acts or resolutions, public or private law, including but not limited to planning, subdivision and zoning regulations, building regulations, inland and tidal wetland laws, flood plain laws and regulations, and environmental laws and regulations.
2. Any statutory lien for services, labor or materials arising from an improvement or work related to the above referenced property, which lien arises prior to the date of this certificate and which is unrecorded.
3. Any such state of facts as would be disclosed by an accurate survey or personal inspection of the premises.

Verizon Wireless

1191 Terryville Avenue Bristol, CT & 56 School Street, Plymouth, CT
22904-311 (Bristol West)

Page 2

4. Easements and other rights arising by adverse use or prescription, or otherwise, and not appearing in the Chain of Title for the period covered by this Certificate of Title, including but not necessarily limited to, pole lines, wires, pipes, culverts, riparian rights, underground encroachments, and any right the public may have in highways upon the land.
5. Errors in the indexing of the public records.
6. Any assessments or pending assessments for which a lien or liens have not yet been filed or recorded in the Town Clerk's Office.
7. Rights of parties in possession.
8. Real estate taxes on the grand list of October 1, 2004 and thereafter (see attached Tax Bills).

Bristol:

ASSESSMENT: \$816,230.00

TOTAL TAX: \$27,204.96 (first half paid, per Tax Collector)

ASSESSOR'S MAP 67 LOT 27 & 29

Plymouth:

ASSESSMENT: \$29,470.00

TOTAL TAX: \$1,199.44 (first half paid, per Tax Collector)

ASSESSOR'S MAP 51 BLOCK 100 LOT 21A

AS TO 1191 TERRYVILLE AVENUE, BRISTOL, CT:

9. A right to purchase as retained in a Quit Claim Deed from Edgar L. Pond, trustee to The Pequabuck Golf Club, Incorporated, dated December 3, 1928 and recorded December 4, 1928 in Volume 131 at Page 481. Note: The release of reservation indexed on this document (see copy) is not correct. I was unable to find a release of this restriction.
10. A right to repurchase and 12 foot right of way as retained in a Quit Claim Deed from The City of Bristol to The Pequabuck Golf Club, Incorporated, dated November 6, 1943 and recorded November 10, 1943 in Volume 199 at Page 529.
11. Right Of Way Option from The Pequabuck Golf Club, Incorporated to The Connecticut Power Company, dated October 28, 1941 and recorded November 13, 1941 in Volume 200 at Page 115.

Verizon Wireless

1191 Terryville Avenue, Bristol, CT & 56 School Street, Plymouth, CT

Page 3

12. Transmission line grant from The Pequabuck Golf Club, Incorporated to The Connecticut Power Company, dated October 22, 1942 and recorded in Volume 206 at Page 349 (see map 187-43B and also map 546-1 for location-affects Second Piece).
13. Easement and slope rights as set forth in a Warranty Deed from The Pequabuck Golf Club, Inc. to the City of Bristol, dated August 10, 1967 and recorded September 1, 1967 in Volume 536 at Page 230.
14. Drainage easements, HELCO right of way and such other state of facts as shown on the map referenced in Schedule A.
15. Such state of facts as shown on a map entitled "Plan Of Land Bristol, Conn. Portion Of Land Owned By The Pequabuck Golf Club, Inc.", dated March 6, 1954 and revised March 31, 1954, and filed as map 292-32.

AS TO 56 SCHOOL STREET, PLYMOUTH, CT:

16. Right to repurchase as reserved in a Warranty Deed from The Andrew Terry Company to The Pequabuck Golf Club, Incorporated, dated July 8, 1929 and recorded August 2, 1929 in Volume 70 at Page 254.

NOTES REGARDING THE PLYMOUTH PARCEL:

56 School Street, Plymouth, is designated on the Plymouth assessor's map 51 in block 100 as lot 21A (see copy). The assessor's field card for this parcel states that it is 3.91 acres and contains a deed reference stating Volume 190 at page 234.

In Volume 190 at Page 234, the Pequabuck Golf Club, Incorporated conveyed four pieces of land to Pequabuck Golf Club of Bristol, Inc. (The "Bristol, Inc. entity"). The First Piece in that deed lies entirely in Plymouth and references a Bristol Water Company map dated Oct. 1916. I found this map filed in the Plymouth town clerk's office as map 1093 (see copy). The First Piece seems to be Lot 2 on this map and is not our piece.

The Second Piece is Lot 27 on a map filed in the Bristol town clerk's office (see copy - map 546-1). This parcel lies entirely in Bristol and is not our piece.

The Third Piece is Lot 29 on the Bristol map (546-1) and also lies entirely in Bristol. It is not our piece.

The Fourth Piece is described as Lot 2 on the above referenced map (1093). This piece seems to be the same piece as the First Piece above and is not our piece.

Based on this, the 190/234 deed reference for 56 School Street is not correct.

RICHARD S. SORANNO
Attorney at Law
511 East Street
Hebron, CT 06248
Telephone (860) 649-9789 Facsimile (860) 646-1920

April 14, 2006

Verizon Wireless
c/o Carmody & Torrance LLP
50 Leavenworth Street
Waterbury, CT 06721-1110

Re: 22904-311 (Bristol West)
1191 Terryville Avenue, Bristol, CT

Dear Sir/Madam:

In accordance with your request, I have searched the Bristol Land Records from October 24, 2005 at 12:30 P.M. to April 13, 2006 at 11:46 A.M. with regard to the above referenced property. My search revealed the following:

1. Fee simple title remains vested in PEQUABUCK GOLF CLUB OF BRISTOL, INC.
2. All matters set forth as Paragraphs 1 through 7 and 9 through 15 in my Certificate of Title dated October 24, 2005 at 12:30 P.M. remain in full force and effect.
3. The following new matters were discovered:
 - a. Mortgage Deed in the original amount of \$150,000.00 from Pequabuck Golf Club of Bristol, Inc. to Valley Bank, dated December 6, 2005 and recorded December 14, 2005 in Volume 1659 at Page 928.
 - b. Assignment Of Leases And Rents from Pequabuck Golf Club of Bristol, Inc. to Valley Bank, dated December 6, 2005 and recorded December 14, 2005 in Volume 1659 at Page 939.
 - c. Mortgage Deed in the original amount of \$100,000.00 from Pequabuck Golf Club of Bristol, Inc. to Valley Bank, dated December 6, 2005 and recorded December 14, 2005 in Volume 1659 at Page 948.
 - d. Assignment Of Leases And Rents from Pequabuck Golf Club of Bristol, Inc. to Valley Bank, dated December 6, 2005 and recorded December 14, 2005 in Volume 1659 at Page 959.
4. See tax bill for status of current taxes (2004 list paid in full, per Tax Collector)

This opinion is limited to the time period stated above.

Very truly yours,



RICHARD S. SORANNO
Attorney at Law
511 East Street
Hebron, CT 06248
Telephone (860) 649-9789 Facsimile (860) 646-1920

April 14, 2006

Verizon Wireless
c/o Carmody & Torrance LLP
50 Leavenworth Street
Waterbury, CT 06721-1110

Re: 22904-311 (Bristol West)
56 School Street, Plymouth, CT and 1.14 acre parcel attached thereto

Dear Sir/Madam:

In accordance with your request, I have searched the Plymouth Land Records from October 31, 2005 at 4:30 P.M. to April 13, 2006 at 2:55 P.M. with regard to the above referenced property. My search revealed the following:

1. Fee simple title remains vested in PEQUABUCK GOLF CLUB OF BRISTOL, INC.
2. All matters set forth as Paragraphs 1 through 7 and 16 in my Certificate of Title dated October 31, 2005 at 4:30 P.M. remain in full force and effect.
3. The following new matters were discovered:
 - a. Mortgage Deed in the original amount of \$150,000.00 from Pequabuck Golf Club of Bristol, Inc. to Valley Bank, dated December 6, 2005 and recorded December 13, 2005 in Volume 366 at Page 696.
 - b. Assignment Of Leases And Rents from Pequabuck Golf Club of Bristol, Inc. to Valley Bank, dated December 6, 2005 and recorded December 13, 2005 in Volume 366 at Page 707.
 - c. Mortgage Deed in the original amount of \$100,000.00 from Pequabuck Golf Club of Bristol, Inc. to Valley Bank, dated December 6, 2005 and recorded December 13, 2005 in Volume 366 at Page 716.
 - d. Assignment Of Leases And Rents from Pequabuck Golf Club of Bristol, Inc. to Valley Bank, dated December 6, 2005 and recorded December 13, 2005 in Volume 366 at Page 727.
4. See tax bill for status of current taxes (2004 list paid in full, per Tax Collector)

NOTES REGARDING PLYMOUTH PARCEL:

The first 6 paragraphs of my above referenced Certificate of Title remain in force and effect.

RICHARD S. SORANNO
Attorney at Law
511 East Street
Hebron, CT 06248

Telephone (860)649-9789 Facsimile (860)646-1920

Verizon Wireless
c/o Carnody & Torrance LLP
50 Leavenworth Street
Waterbury, CT 06721-1110

CERTIFICATE OF TITLE

Title No. 22904-311 Bristol West
50 School Street, Plymouth

April 13, 2006
At 2:55 P.M.

THIS IS TO CERTIFY that I have carefully examined the land records in and for the Town of Plymouth, County of Litchfield and State of Connecticut, as indexed, to the date noted above, with respect to the property described in Schedule A attached hereto.

FROM SUCH EXAMINATION, I find and am of the opinion that PEQUABUCK GOLF CLUB OF BRISTOL, INC. is the owner in fee simple of the above referenced property by virtue of a Warranty Deed from Pequabuck Golf Club, Incorporated, dated July 16, 1986 and recorded July 21, 1986 in Volume 190 at Page 234, free and clear of all recorded and properly indexed encumbrances except: [All references are to the Plymouth Land Records.]

1. Any and all provisions of any ordinances, governmental acts or resolutions, public or private law, including but not limited to planning, subdivision and zoning regulations, building regulations, inland and tidal wetland laws, flood plain laws and regulations, and environmental laws and regulations.
2. Any statutory lien for services, labor or materials arising from an improvement or work related to the above referenced property, which lien arises prior to the date of this certificate and which is unrecorded.
3. Any such state of facts as would be disclosed by an accurate survey or personal inspection of the premises.
4. Easements and other rights arising by adverse use or prescription, or otherwise, and not appearing in the Chain of Title for the period covered by this Certificate of Title, including but not necessarily limited to, pole lines, wires, pipes, culverts, riparian rights, underground encroachments, and any right the public may have in highways upon the land.
5. Errors in the indexing of the public records.

FORM 173 CONNECTICUT - WARRANTY DEED
REV. 6/76TUTTLEMAN REGISTERED U. S. PAT. OFFICE
TUTTLE LAW FIRM, P.O. BOX 1070, BRISTOL, CT 06010

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To all People to Whom these Presents shall Come, Greeting:

Knows Ye, That, THE PEQUABUCK GOLF CLUB, INCORPORATED, a Connecticut corporation with its principal place of business in the Village of Pequabuck, Town of Plymouth, County of Litchfield and State of Connecticut,

for the consideration of -----One Dollar and Other Valuable Consideration-----

received to its full satisfaction of PEQUABUCK GOLF CLUB OF BRISTOL, INC., a Connecticut corporation with its principal place of business in the Village of Pequabuck, Town of Plymouth, County of Litchfield and State of Connecticut,

does give, grant, bargain, sell and confirm unto the said PEQUABUCK GOLF CLUB OF BRISTOL, INC., its successors and assigns, all those four (4) certain pieces or parcels of land, with all buildings and improvements thereon, situated partly in the Town of Plymouth, County of Litchfield and State of Connecticut, and partly in the City of Bristol, County of Hartford and State of Connecticut, and bounded and described as follows:

First Piece: All that certain piece or parcel of land, situated on the southeasterly side of School Street in the Town of Plymouth, County of Litchfield and State of Connecticut, and bounded:

NORTHWESTERLY by School Street, two hundred sixty-two and fifty one-hundredths (262.50) feet, more or less;

EASTERLY by the Bristol-Plymouth Town Line, other land of The Pequabuck Golf Club, Incorporated, two hundred sixty-nine and sixty-three one-hundredths (269.63) feet, more or less; and

SOUTHERLY by land now or formerly of Joseph Krasicki.

For further reference, see map or plan entitled "Map of Property belonging to Bristol Water Co. Wyzynski Plot Pequabuck, Plymouth, Ct. Scale 1 inch = 50' Oct. 1910 Revised as to Streets June 1957 Office of A. William Sperry Bristol, Ct. Carleton W. Buell, C.E. Resident Engineer", which map or plan is filed in the Plymouth Land Records.

Second Piece: All that certain piece or parcel of land, situated to the rear of and southerly of the southerly side of Terryville Avenue (U.S. Route 6), and known and designated as Lot No. 27 on a certain map or plan entitled "Map Showing Portion of Land Belonging to the City of Bristol to be Leased to the Pequabuck Golf Club, Inc. Dec. 1966 1" = 200' Revised Feb. 1967 Engineering Department City of Bristol Bristol, Connecticut Richard Salmon, City Engineer", on file with the Engineering Department, Bristol, Connecticut, and bounded and described as follows:

Beginning at a point which is the northwesterly corner of land herein described, which point is located in the Plymouth - Bristol Town Line; running thence easterly and southeasterly along land of the City of Bristol to a point in the northerly line of the Third Piece hereinafter described; running thence westerly, southerly and southeasterly along the Third Piece hereinafter described to a point in the northerly line of a forty (40) foot right-of-way shown as "Proposed Railroad Spur" on said map or plan; running thence westerly along said "Proposed Railroad Spur" to a point in the easterly line of land now or formerly of Thomas Cristofaro and Marie M. Cristofaro; running thence northerly and westerly along said land now or formerly of Thomas Cristofaro and Marie M. Cristofaro to the Plymouth - Bristol Town Line; running thence northerly along the Plymouth - Bristol Town Line to the point or place of beginning.

Said premises contain 48.3 acres, more or less.

Third Piece: All that certain piece or parcel of land, situated to the rear of and westerly from Clark Avenue (shown as "Proposed Clark Ave."), and shown as Lot No. 29 on a certain map or plan entitled "Map Showing Portions of Land Belonging to the City of Bristol to be Leased to the Pequabuck Golf Club Inc. Dec. 1966 1" = 200' Revised Feb. 1967 Engineering Department City of Bristol Bristol, Connecticut Richard Salmon, City Engineer", on file with the Engineering Department, Bristol, Connecticut, and bounded:

Commissioner Of
Revenue Services

\$ No Conveyance Tax Received \$ No Conveyance Tax Received
Janet P. Deville Janet P. Deville
Town Clerk of Plymouth Town Clerk of Plymouth

MAP
1093

NORTHERLY on the Second Piece and on land of the City of Bristol, as shown on said map or plan;

SOUTHEASTERLY on the "Proposed Railroad Spur", as shown on said map or plan; and

WESTERLY and SOUTHWESTERLY on the Second Piece, other land of The Pequabuck Golf Club, Incorporated.

Said premises contain 17.9 acres, more or less.

Fourth Piece: A certain piece or parcel of land, located in the Town of Plymouth, County of Litchfield and State of Connecticut, and bounded and described as follows:

20
15

All that certain piece or parcel of land, with any improvements thereon, situated on the southerly and southeasterly side of Fiddler's Green Road, in the said Town of Plymouth, and shown as Lot No. 2 on a certain map or plan entitled: "Map of Property Belonging to Bristol Water Co., Wyszynski Plot, Pequabuck, Plymouth, Ct., Scale 1" = 40', Oct. 1910, Office of A. William Sperry, Bristol, Ct., Carleton W. Buell, C.E., Resident Engineer", which map or plan is filed in the Plymouth Land Records in Map Volume 5 at Page 20, and more particularly bounded and described as follows:

Beginning at a point at the westerly corner of said land, which point is in the westerly corner of Lot #2 and indicated by a stone bound on the southeasterly side of Fiddler's Green Road as shown on the above-mentioned map or plan; turning thence and running a northeasterly direction along the Fiddler's Green Road to a point as shown on said map or plan, ninety-eight and eighty-two hundredths (98.82) feet; turning thence and running in a northeasterly direction along said Fiddler's Green Road to a point as shown on said map or plan, one hundred sixty-three and sixty-eight hundredths (163.68) feet; turning thence and running in a southerly direction along the line indicated as Town Line to a point as shown on said map or plan, two hundred sixty-nine and sixty-three hundredths (269.63) feet; turning thence and running in a northwesterly direction by a direct line to a stone bound on the easterly side of Fiddler's Green Road as shown on said map or plan; said line passing forty-six and fifty-five hundredths (46.55) feet north-easterly of the northwest corner of the house as indicated on the above-mentioned map or plan when measured on range of front fact of the house to the point of beginning.

Said premises are subject to any and all provisions of any ordinance, municipal regulations or public or private law.

Said premises are subject to taxes due the Town of Plymouth and City of Bristol on the List of October 1, 1985 which the Grantee herein assumes and agrees to pay.

Said premises are also subject to right-of-way, sloping rights and easements as of record appear.

Said premises are also subject to a mortgage from The Pequabuck Golf Club, Incorporated to the Bristol Savings Bank in the original amount of \$100,000.00 dated April 10, 1974 recorded in the Bristol Land Records in Volume 627 at Page 8 and recorded in the Plymouth Land Records in Volume 147 at Page 257 which the Grantee herein assumes and agrees to pay.

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As Have and is Hold the above granted and bargained premises, with the appurtenances there-
of, unto it the said grantee its heirs, ~~successors~~ and assigns for-
ever, to it and their own proper use and behoof.

And also, it the said grantor do es for itself, its successors, ~~heirs~~
executors and administrators, covenant with the said grantee its
successors, ~~heirs~~ and assigns, that at and until the ensembling of these presents,
it is well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and has good right
to bargain and sell the same in manner and form as is above written; and that the same is free from all
incumbrances whatsoever, except as hereinbefore mentioned.

And Furthermore, it the said grantor d^{es} by these presents bind
itself and its successors, ~~heirs~~, executors and administrators forever to WAR-
RANT AND DEFEND the above granted and bargained premises to it the said
grantee its successors, ~~heirs~~ and assigns, against all claims and demands
whatsoever, except as hereinbefore mentioned.

In Witness Whereof, said corporation has
and seal this 16th day of July hereunto set its hand
hundred and eighty-six. in the year of our Lord nineteen
Signed, Sealed and Delivered in presence of

Sherwood L. Anderson
Sherwood L. Anderson
Stephie Mattison
Stephie Mattison

THE PEQUABUCK GOLF CLUB, INCORPORATED

By Frederick S. Okula
Frederick S. Okula, President

State of Connecticut,
County of

} SS.

On this the day of 19 before
me, the undersigned officer, personally
appeared

known to me (or satisfactorily proven) to be the person whose
name subscribed to the within instrument and acknowledged that he executed the same for
the purposes therein contained, as h free act and deed.

In Witness Whereof, I hereunto set my hand and official seal.

Title of Officer

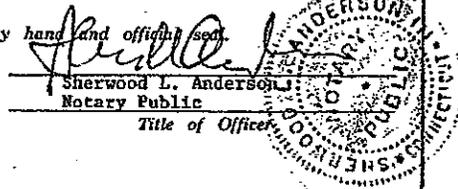
State of Connecticut,
County of Hartford

} SS. Bristol

On this the 16th day of July, 19 86, before me,
Sherwood L. Anderson the undersigned officer, personally appeared
Frederick S. Okula who acknowledged himself to be the President
of The Pequabuck Golf Club, a corporation, and that he as such President, being authorized
so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the
corporation by himself as President.

In Witness Whereof, I hereunto set my hand and official seal.

My Commission Expires 3/31/88



Latest address of Grantee:
No. and Street School Street
City Pequabuck
State Connecticut Zip 06781

RECEIVED FOR RECORD

7/21/86 At 10:30 A.M.
Janet P. Scoville Town Clerk

vol 833 PAGE 953
To all People to Whom these Presents shall Come, Greeting:

Knows Ye, That, THE PEQUABUCK GOLF CLUB, INCORPORATED, a Connecticut corporation with its principal place of business in the Village of Pequabuck, Town of Plymouth, County of Litchfield and State of Connecticut,

for the consideration of -----One Dollar and Other Valuable Consideration-----

received to its full satisfaction of PEQUABUCK GOLF CLUB OF BRISTOL, INC., a Connecticut corporation with its principal place of business in the Village of Pequabuck, Town of Plymouth, County of Litchfield and State of Connecticut,

do es give, grant, bargain, sell and confirm unto the said PEQUABUCK GOLF CLUB OF BRISTOL, INC., its successors and assigns, all those four (4) certain pieces or parcels of land, with all buildings and improvements thereon, situated partly in the Town of Plymouth, County of Litchfield and State of Connecticut, and partly in the City of Bristol, County of Hartford and State of Connecticut, and bounded and described as follows:

First Piece: All that certain piece or parcel of land, situated on the southeasterly side of School street in the Town of Plymouth, County of Litchfield and State of Connecticut, and bounded:

- NORTHWESTERLY by School Street, two hundred sixty-two and fifty one-hundredths (262.50) feet, more or less;
- EASTERLY by the Bristol-Plymouth Town Line, other land of The Pequabuck Golf Club, Incorporated, two hundred sixty-nine and sixty-three one-hundredths (269.63) feet, more or less; and
- SOUTHERLY by land now or formerly of Joseph Krasicki.

For further reference, see map or plan entitled "Map of Property belonging to Bristol Water Co. Wyznski Plot Pequabuck, Plymouth, Ct. Scale 1 inch = 50' Oct. 1910 Revised as to Streets June 1957 Office of A. William Sperry Bristol, Ct. Carleton W. Buell, C.E. Resident Engineer", which map or plan is filed in the Plymouth Land Records.

1093

Second Piece: All that certain piece or parcel of land, situated to the rear of and southerly of the southerly side of Terryville Avenue (U.S. Route 6), and known and designated as Lot No. 27 on a certain map or plan entitled "Map Showing Portion of Land Belonging to the City of Bristol to be Leased to the Pequabuck Golf Club, Inc. Dec. 1966 1" = 200' Revised Feb. 1967 Engineering Department City of Bristol Bristol, Connecticut Richard Salmon, City Engineer", on file with the Engineering Department, Bristol, Connecticut, and bounded and described as follows:

546-1

Beginning at a point which is the northwesterly corner of land herein described, which point is located in the Plymouth - Bristol Town Line; running thence easterly and southeasterly along land of the City of Bristol to a point in the northerly line of the Third Piece hereinafter described; running thence westerly, southerly and southeasterly along the Third Piece hereinafter described to a point in the northerly line of a forty (40) foot right-of-way shown as "Proposed Railroad Spur" on said map or plan; running thence westerly along said "Proposed Railroad Spur" to a point in the easterly line of land now or formerly of Thomas Cristofaro and Marie M. Cristofaro; running thence northerly and westerly along said land now or formerly of Thomas Cristofaro and Marie M. Cristofaro to the Plymouth - Bristol Town Line; running thence northerly along the Plymouth - Bristol Town Line to the point or place of beginning.

Said premises contain 48.3 acres, more or less.

Third Piece: All that certain piece or parcel of land, situated to the rear of and westerly from Clark Avenue (shown as "Proposed Clark Ave."), and shown as Lot No. 29 on a certain map or plan entitled "Map Showing Portions of Land Belonging to the City of Bristol to be Leased to the Pequabuck Golf Club Inc. Dec. 1966 1" = 200' Revised Feb. 1967 Engineering Department City of Bristol Bristol, Connecticut Richard Salmon, City Engineer", on file with the Engineering Department, Bristol, Connecticut, and bounded:

No Conveyance Tax Collected

Rita J. Brown

Town Clerk of Bristol

NORTHERLY on the Second Piece and on land of the City of Bristol, as shown on said map or plan;

SOUTHEASTERLY on the "Proposed Railroad Spur", as shown on said map or plan; and

WESTERLY and SOUTHWESTERLY on the Second Piece, other land of The Pequabuck Golf Club, Incorporated.

Said premises contain 17.9 acres, more or less.

Fourth Piece: A certain piece or parcel of land, located in the Town of Plymouth, County of Litchfield and State of Connecticut, and bounded and described as follows:

1023 All that certain piece or parcel of land, with any improvements thereon, situated on the southerly and southeasterly side of Fiddler's Green Road, in the said Town of Plymouth, and shown as Lot No. 2 on a certain map or plan entitled: "Map of Property Belonging to Bristol Water Co., Wyszynski Plot, Pequabuck, Plymouth, Ct., Scale 1" = 40', Oct. 1910, Office of A. William Sperry, Bristol, Ct., Carleton W. Buell, C.E., Resident Engineer", which map or plan is filed in the Plymouth Land Records in Map Volume 5 at Page 20, and more particularly bounded and described as follows:

Beginning at a point at the westerly corner of said land, which point is in the westerly corner of Lot #2 and indicated by a stone bound on the southeasterly side of Fiddler's Green Road as shown on the above-mentioned map or plan; turning thence and running a northeasterly direction along the Fiddler's Green Road to a point as shown on said map or plan, ninety-eight and eighty-two hundredths (98.82) feet; turning thence and running in a northeasterly direction along said Fiddler's Green Road to a point as shown on said map or plan, one hundred sixty-three and sixty-eight hundredths (163.68) feet; turning thence and running in a southerly direction along the line indicated as Town Line to a point as shown on said map or plan, two hundred sixty-nine and sixty-three hundredths (269.63) feet; turning thence and running in a northwesterly direction by a direct line to a stone bound on the easterly side of Fiddler's Green Road as shown on said map or plan; said line passing forty-six and fifty-five hundredths (46.55) feet north-easterly of the northwest corner of the house as indicated on the above-mentioned map or plan when measured on range of front fact of the house to the point of beginning.

Said premises are subject to any and all provisions of any ordinance, municipal regulations or public or private law.

Said premises are subject to taxes due the Town of Plymouth and City of Bristol on the List of October 1, 1985 which the Grantee herein assumes and agrees to pay.

Said premises are also subject to right-of-way, sloping rights and easements as of record appear.

Said premises are also subject to a mortgage from The Pequabuck Golf Club, Incorporated to the Bristol Savings Bank in the original amount of \$100,000.00 dated April 10, 1974 recorded in the Bristol Land Records in Volume 627 at Page 8 and recorded in the Plymouth Land Records in Volume 147 at Page 257 which the Grantee herein assumes and agrees to pay.

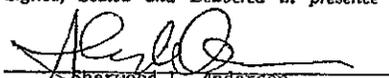
To Have and to Hold the above granted and bargained premises, with the appurtenances there-
of, unto it the said grantee its ~~heirs~~; successors and assigns for-
ever, to it and their own proper use and behoof.

And also, it the said grantor do es for itself, its ~~heirs~~
executors and administrators, covenant with the said grantee its
successors, ~~heirs~~ and assigns, that at and until the ensembling of these presents,
it is well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and has good right
to bargain and sell the same in manner and form as is above written; and that the same is free from all
incumbrances whatsoever, except as hereinbefore mentioned.

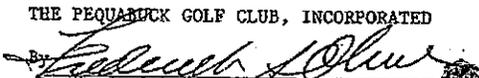
And Furthermore, it the said grantor do es by these presents bind
itself and its heirs, executors and administrators forever to WAR-
RANT AND DEFEND the above granted and bargained premises to it the said
grantee its successors, ~~heirs~~ and assigns, against all claims and demands
whatsoever, except as hereinbefore mentioned.

said corporation has

In Witness Whereof, /
and seal this 16th day of July 1916 hereunto set its hand
hundred and eighty-six. in the year of our Lord nineteen
Signed, Sealed and Delivered in presence of



Sherwood L. Anderson

THE PEQUABUCK GOLF CLUB, INCORPORATED
By 

Frederick S. Okula, President



Stephanie Mattson

State of Connecticut, }
County of } SS.

On this the _____ day of _____, 19____, before
me, _____, the undersigned officer, personally
appeared _____

known to me (or satisfactorily proven) to be the person whose
name subscribed to the within instrument and acknowledged that he executed the same for
the purposes therein contained, as _____ free act and deed.

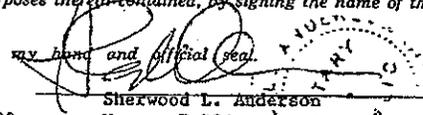
In Witness Whereof, I hereunto set my hand and official seal.

Title of Officer

State of Connecticut, }
County of Hartford } SS. Bristol

On this the 16th day of July, 1916, before me,
Sherwood L. Anderson, the undersigned officer, personally appeared
Frederick S. Okula, who acknowledged himself to be the President
of The Pequabuck Golf Club, a corporation, and that he as such President, being authorized
so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the
corporation by himself as _____

In Witness Whereof, I hereunto set my hand and official seal.



Sherwood L. Anderson
Notary Public

My Commission Expires 3/31/88

Title of Officer

Latest address of Grantee:

No. and Street _____ School Street

City _____ Pequabuck

State _____ Connecticut Zip _____ 06781

Received JUL 21 1916 @ 11:00
Bristol Land Records
P. A. Brown Town Clerk

To all People to whom these Presents shall come-Greeting:

KNOW YE, That The Andrew Terry Company, a corporation organized and existing under the laws of the State of Connecticut, and having a place of business in the Village of Terryville

of the Town of Plymouth, do hereby give, grant, bargain, sell and confirm unto the said The Peconabuck Golf Club, Incorporated, a certain tract of land situated partly in Plymouth and partly in the Town of Bristol, and lying easterly of Fiddlers Green, so-called, near the Plymouth-Bristol town line, and bounded and described as follows:

Beginning at a point on the south side of road leading from Fiddlers Green to the Peconabuck Golf Club House, said point being the northwest corner of said Golf Club property; running thence southerly along south side of road leading to Fiddlers Green 298.5 feet to the Bristol-Plymouth town line; running thence southerly along said town line about 1340 feet to a point on said town line 119 feet northerly of a stone bound marking said town line; running thence S 61° 40' W by a line which when produced would pass 20 feet northerly of the northwest corner of main part of the Terryville Coal & Wood Corp. coal tipple, about 365 feet to the east right of way line of the old location of the N.Y. M.E. & H. R.R.; running thence southerly along said right of way about 640 feet to land of Haroon (?); running thence easterly by a curving line about 607 feet to land of the City of Bristol; running thence northerly about 1305.5 feet to land of said grantee; running thence northwesterly 299 feet along land of grantee to a point, running thence northerly still along land of grantee 330 feet to point of beginning.

Bounds northerly on land of grantee, highway and other land of grantor; easterly on grantee and City of Bristol; southerly on land of Haroon (?); and westerly on Old R.R. right of way, grantor, City of Bristol, Kromenski and others.

For a more particular description see map at office of Andrew Terry Company entitled "Map showing Property of The Andrew Terry Co. Terryville, Conn. Scale 1" - 50 ft. T.H. McKenzie, C.E., May 1905.

The grantor however reserves the right to repurchase this land at the same price at which it is now sold if at any time in the future the grantee discontinues the use of said land in connection with its activities as a golf club.

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto it the said grantee its successors and assigns, and their own proper use and behoof. AND ALSO, it the said grantor doth covenant with said grantee its successors and assigns, that at and until the enrolling of these presents, it is well seized of the premises, as a good indefeasible estate in fee simple, and have a good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever. EXCEPT AS ABOVE STATED

And furthermore, it the said grantor doth by these presents bind itself and its successors and assigns forever to warrant and defend the above granted and bargained premises to it the said grantee its successors and assigns, against all claims and demands whatsoever. EXCEPT AS ABOVE STATED.

In Witness Whereof, it hath hereunto set its hand and seal this eighth day of July, A.D. 1929

Signed, sealed and delivered in the presence of THE ANDREW TERRY COMPANY SEAL By George C. Clark, Treasurer (L.S.) Edgar L. Pond Robert H. Reynolds (L.S.)

STATE OF CONNECTICUT, } m. Terryville, July 8, A. D. 1929 COUNTY OF LITCHFIELD, }

Personally appeared George C. Clark, Treasurer of The Andrew Terry Company

Signer and Sealer of the foregoing instrument, and acknowledged the same to be his free act and deed, and that he had authority to sign in said Capacity, before me. Robert H. Reynolds Notary Public.

Received for record, August 2 1929, at 8 a. m. A.M. A.W. Yannis, Town Clerk.

map?