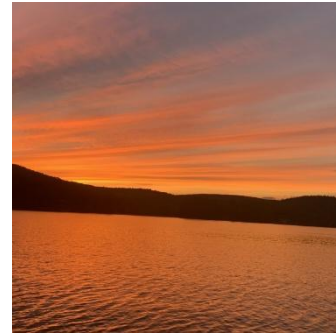


TOWN OF WINCHESTER

**Request for Qualifications and Request for Proposals
("RFQ/RFP")
for the
Development of the Mountainside Drive/Wallens Hill Property**



OCTOBER 1, 2025

1. Project and Site Description

The Town of Winchester ("Town") invites experienced, qualified developers ("Bidder(s)") to submit proposals which comply with the requirements herein ("Proposal(s)") for the redevelopment of the Mountainside Drive property located on Wallens Hill Road, north of Wallens Street, and approximately 1-1/4 mile from the center of Winsted ("Subject Property"). The Subject Property is approximately 118 acres in size and was previously approved for a conservation subdivision ("Subdivision") consisting of 104 lots in 2004. The Subject Property is more specifically described in Section 4 of this RFQ/RFP. Some infrastructure, including service for municipal water, sewer, and approximately ¼ mile of roadway with associated stormwater drainage has been constructed on the Subject Property. The Town took ownership of the Subject Property in 2015 and relinquished all municipal approvals associated with the Subdivision. The Town is currently conducting an assessment of all underground infrastructure, the result of which will be made available once complete. However, all Bidders are required to conduct their own due diligence of the Subject Property and should not rely on representations of the Town, pursuant to Section 8 of this RFQ/RFP.

The property lies in the Town's (RR) Rural Residential Zoning District, a single-family residential zone; however, the Town desires to work with the successful bidder to create an appropriate attractive residential development for the Subject Property. The Town acknowledges that a revision to the underlying zoning district or a new overlay or floating zone and/or zoning text amendments may be necessary to enable the appropriate development.

The Town's Planning and Zoning Commission and its Board of Selectmen have previously opined that the Subject Property may be best suited for residential development based on the surrounding land uses, topography, and road access. The Town is interested in reviewing proposals which include creative planning and development techniques, which may alter lot sizes, density, or other planning criteria to create an attractive community-style development which would be an asset for the Town and its residents.

2. RFQ/RFP Procedure

The Town Manager will appoint a Qualifications and Proposals Selection Committee ("Committee"), which shall include participation of seven (7) individuals at the discretion of the Town Manager to include Town officials and other stakeholders as follows: The Town Manager, a representative from the Planning and Zoning Commission, a representative from the Economic Development Commission, a representative from the surrounding neighborhood as determined, and any consultants or other Town Officials as determined by the Town Manager. The Committee will be tasked with reviewing the Qualifications and Proposals to select qualified experienced developers with preferred Proposals. The Committee asks Bidders to submit their

Qualifications to the Town Manager's Office (pursuant to Section 7 of this RFQ/RFP) by Monday December 1, 2025. After reviewing the Qualifications, the Committee intends to select up to three "Preferred Developers" who will be notified of their selection by 4:00pm on Monday, January 5, 2026. Such Preferred Developers will then be asked to submit detailed development proposals by 4:00pm Monday, February 2, 2026 at which time they will be scheduled to deliver public presentations describing, explaining and answering any questions regarding their development proposals. The Town's Board of Selectmen will be responsible for selecting the successful developer upon consideration of the development proposals and the Committee's recommendation and will send the decision to Town Meeting for consideration in accordance with Section 145-7 of the Winchester Town Code. The transfer and disposition of the Subject Property shall be subject to the successful negotiation of a Land Disposition Agreement and other municipal approvals, including but not limited to those required pursuant to Conn. Gen. Statute §8-24.

Depending on the number and quality of the Proposals, the Committee reserves the right to request additional information from some or all of the Bidders, or to issue additional informational requests to advance its review process.

| Activity | Anticipated Completion Date |
|---|-----------------------------|
| RFQ submitted to Town | December 1, 2025 |
| Invitation to submit | January 5, 2026 |
| RFP submitted to Town | February 2, 2026 |
| Public presentation to Board of Selectmen | *Spring 2026 |
| Contract with Developer | *Summer 2026 |

* = Projected Dates

3. Project Requirements

The following planning objectives will be taken into consideration in rating and ranking the Proposals, and in selecting the most advantageous Proposal. The Evaluation Criteria in Section 7 of this RFQ/RFP correlate directly with each of these objectives. In order to demonstrate the advantageousness of a Proposal with respect to each objective, if selected to submit a proposal, a Bidder must include, at minimum, the following in its Proposal: a narrative response, graphic depictions of the proposed development, visual renderings, and plans and elevations specifically addressing the objective of the proposed development.

The Town understands that, with respect to some of the objectives outlined below, there are alternative ways of fulfilling each objective, not all of which will necessarily be included in a Proposal. However, as these are the priorities identified by the Town and the community, a Proposal will not be successful if it does not address a significant portion of the alternatives

identified for each objective. Ultimately, the Town and the community's goals are to create a new opportunity for residents in a community unlike any that currently exists within the Town. The Subject Property offers the potential for a variety of building and housing types, as well as open space(s), and active outdoor uses.

- Product Type:

Attractive Housing for a variety of age groups. The development should be residential consisting of any combination of single-family, townhomes, cottage clusters, or multi-family dwellings. Bidders should consider housing that would be attractive to a variety of age ranges, and could include an age-restricted community and housing for working professionals, as well as families. Housing can be any combination of ownership types. To make the community more attractive, Bidders should consider common amenities such as a clubhouse, pool, walking trails, and other creative community spaces which take advantage of the size, configuration, and scenic beauty of the Subject Property.

- Neighborhood Context and Character of Development:

The Town desires the Subject Property to serve as an attractive and vibrant residential community which will attract residents to the Town. The development should understand and respect the scenic beauty and natural environment of the Subject Property and its surrounds. The Subject Property lies in a low-density area of the Town, mostly surrounded by large residential parcels. A small portion of the Subject Property abuts the Barkhamsted town line. The neighborhood south of the Subject Property across Wallens Street mostly consists of small lots, generally in the range of $\frac{1}{4}$ to $\frac{3}{4}$ acre parcels; however, due to its topography and access, the Subject Property may be more suitable with lower density residential development such as that found along Wallens Hill Road and Old North Road. The Subject Property is large enough to support several different development styles. Appropriate buffering from existing uses, neighboring properties, and proposed uses within the Subject Property itself should be incorporated into the design.

The proposals should include areas of preserved open space, particularly in areas where steep slopes or wetlands are present. Proposals should include walking trails for passive enjoyment of the open space areas and areas for active recreation.

- Environmental Responsibility:

The Town encourages environmentally conscious development which may be measured by LEED (Leadership in Energy and Environmental Design) or other similar sustainable building standards. The Town prefers that Proposals include construction with "green" (low embodied carbon, locally sourced and/or renewable/sustainable) materials. In addition, the Town

encourages low-impact development (LID) design techniques such as pervious surfaces, rain gardens, and other low-impact stormwater management techniques. Proposals should refer to Article III, Section 415-16 of the Winchester Zoning Regulations which includes some appropriate LID standards.

Environmentally sensitive principles may include, but are not limited to, promotion of health and safety through design and maintenance of the built environment; planting of native species; promotion of the smart use/conservation of water, inside and out of the home to reduce potable water consumption; and reducing the environmental consequences of construction and operation of buildings and infrastructure. In addition, permanent protection of portions of the Subject Property should be incorporated into its design. Walking trails and other passive recreation opportunities within the preserved area should be considered.

- Infrastructure

It is anticipated that any roads constructed as part of the project be accepted as a public road by the Town of Winchester. As such, developers must be prepared to design and build roads and their associated infrastructure to Town Standards. If the project proposes privately owned roads, a statement must be included explaining the decision and how maintenance would be managed.

The Town estimates that sufficient capacity of municipal sewer and water is available and can be used throughout the Subject Property for development, subject to the appropriate sewer and water infrastructure being appropriately built by the successful Bidder.

It should be noted that as part of a previously approved and since abandoned subdivision of the Subject Property, infrastructure including approximately .25 mile of road, water lines, sewer lines, and road drainage has been installed on the Subject Property. The Town is currently under contract with an engineering consultant to provide an assessment of the existing infrastructure. The assessment will be made available to all Bidders once it is complete. The assessment is currently estimated to be completed by October 10, 2025.

4. Property Description

Property ID: Map 23/ Block 150/ Lot 19-2

Size: 118 Acres

Zone: RR

Access: Wallens Street and Wallens Hill Road

See Appendix A for more information.



5. Subject Property Inspections / Additional Information

To schedule a site walk of the Subject Property, or to ask questions regarding this RFQ/RFP or the Subject Property, prospective Bidders may contact the Town Manager's Office at:

Town Manager's Office
Town of Winchester
338 Main Street
Winchester, CT 06098

All questions must be received by 4:00pm October 20, 2025. Answers to all questions the Town is capable of answering will be posted on the Town website no later than 4:00pm November 3, 2025. All questions should be submitted by email to tm@townofwinchester.org

Please be advised that the Town offers no guarantees or assurances that the Town Manager will be able to answer any question regarding the RFQ/RFP or the Subject Property.

Appropriate and adequate due diligence is the sole responsibility of each prospective Bidder.

Any parties interested in scheduling a site visit must contact the Town Manager's office no later than November 1, 2025.

6. Land Disposition Agreement

The final Selected Bidder(s) will be required to negotiate and enter into a Land Disposition Agreement with the Town within sixty days (60) days of the Bidder(s)' selection by the Board of Selectmen. The Land Disposition Agreement will memorialize the agreement between the parties regarding the final project and land transfer approval process, projected timelines and other matters as deemed necessary by the parties.

7. Submission Requirements

Proposals should be mailed or delivered to:

Town Manager's Office
Town of Winchester
338 Main Street
Winchester, CT 06098

All Proposals must include twelve (12) hard copies and one (1) CD or thumb drive with a PDF copy of the Proposal with all required materials. All Proposals must be received no later than 4:00 pm on Monday December 1, 2025 at the Town Manager's Office. All Bidders who mail a Proposal are solely responsible for the Town's receipt on this day and time. The Committee will review all qualification statements. All responses will be reviewed and scored, and respondents with the three highest scores in accordance with Section 7.A herein will be contacted and invited to submit a detailed proposal.

The Town is particularly interested in selecting a Bidder who is experienced in the construction of residential, community-style developments. This experience may be demonstrated by listing examples of successful developments in the recent past involving properties of similar size in Connecticut or regionally, such as New England, New York, or surrounding areas.

A. Bidder Qualifications

1. Contact Information. Name, address, and contact information of firm or individual Bidder.
2. Firm Overview. Provide a brief description of the organization, including but not limited to, the year established, number of employees, and types of business(es) conducted.
3. Experience. Provide a list (and corresponding materials) of projects with similar development criteria, environmental sensitivity, and location characteristics.
4. References. Provide, for projects listed above, a contact person and contact information that can provide a reference for the Bidder and information concerning the project.
5. Financial Viability. Provide a statement and worksheet that indicates the firm's financial capability to accomplish the Proposal.

B. Conceptual Proposal

Each Proposal shall include a conceptual plan for the Subject Property and should include, at minimum, the following information:

1. Narrative description of the project. A written description of the proposed development concept which illustrates the Bidder's understanding of the Town and the local residential environment. Descriptions may include the scale of the proposed development, an estimate of the number and types of units, and information describing the proposed character and quality of the development. Bidders should also discuss how green building and design elements may be incorporated into the proposed project.
2. Conceptual site design. A simple draft site plan based on the narrative description to assist the Committee in visualizing the outlined details.
3. Proposal for Disposition of the Subject Property. Provide a short description of the preferred method(s), if any, for structuring the financial and ownership arrangement of the Subject Property between Bidder or its development entity and the Town. Please include a description of any relevant prior experience negotiating similar public/private land disposition or development agreements. As the ultimate disposition of the Subject Property will be subject to negotiations, the Bidder should demonstrate a willingness to work with the Town to reach the most equitable and mutually advantageous agreement.

A detailed project proposal will be required from each Bidder who has successfully completed the Qualifications stage of the RFQ/RFP process. Bidders selected for detailed development proposals will be notified by January 5, 2026. Bidders will then have until February 2, 2026 to complete such proposals (see Section 2 for more details).

8. Proposal Evaluation Criteria

- A. The following criteria will be used to evaluate Bidder qualifications in determining which respondents will be invited to submit a detailed proposal.
1. Completeness of Response.
 2. Relevant Experience: The Bidder's demonstrated ability to undertake development projects in complex environments from concept to construction.
 3. Demonstrated Success: The Bidder's demonstration of previous successful public/private partnerships and similar development proposals.
 4. Access to equity and financing to complete the Proposal, including providing appropriate financial guarantees, surety and performance bonds.
 5. Appropriateness of Proposed Use: Demonstrated understanding of community vision, Town and community residential market and needs, as well as familiarity with the Town and the importance of a high-quality project at the Subject Property.
 6. Community benefit: Demonstration of a clear long-term benefit to the community.
- B. The following criteria will be used to evaluate Bidder proposals:
1. Completeness of Proposal.
 2. Demonstrated success: The Bidder's demonstrated success with similar project(s) consisting of a large residential development containing similar elements and amenities to that contained in the Proposal.
 3. Adherence to the Project Requirements: Demonstrated understanding of the goals found in Section 3 of this RFQ/RFP. The successful Bidder will have incorporated all or a majority of the elements in a creative and attractive manner.
 4. The Bidder demonstrates a knowledge of carrying the project through completion including any needed zoning district change or zoning text amendments, sewer and water agreements, property transfer requirements, and any other procedural requirements and has demonstrated experience.

9. Reservations and Conditions**a. General Reservations**

1. The Town makes no representations or warranties as to the accuracy, correctness, currentness, and/or completeness of any and all of the information provided in or furnished pursuant to this RFQ/RFP, or that such information accurately represents the conditions that would be encountered on the Subject Property and in the vicinity, now or in the future.
2. The Town reserves the right to extend, suspend, supplement, withdraw, or amend this RFQ/RFP or its Bidder selection process or schedule for any reason or for no

- reason at any time. The Town shall not be liable to any potential or actual Bidder, or to the successful Bidder, for costs or expenses incurred by them as a result of the issuance, extension, supplementation, withdrawal, or amendment of this RFQ/RFP or the process initiated hereby.
3. The Town reserves the right to reject any Proposal that does not include all materials requested or required pursuant to this RFQ/RFP and any of its amendments or that contains responses to the submission requirements set forth in this RFQ/RFP which are not satisfactory to the Town, or to reject any or all Proposals, in its sole discretion, for any reason or for no reason. The Town further reserves the right to waive or decline to waive irregularities in any Proposal when it determines that it is in the Town's best interest to do so, and to waive any defects in this RFQ/RFP submission process when it determines such defects are insubstantial or non-substantive.
 4. During the selection process, the Town reserves the following rights: to negotiate with one or more Bidders; to select a back-up Bidder; to waive portions of the RFQ/RFP; to waive any informalities in Proposals; to reject any or all Proposals; and to issue a new Request for Proposals, for any reason deemed appropriate by the Committee or the Town's Board of Selectmen.
 5. In the event of any default by the successful bidder, then in addition to the Town's other reservation of rights pursuant to this Section, the Town may proceed to select another successful Bidder, terminate this RFQ/RFP, or begin a new selection process.
 6. The Town reserves the right to discontinue or cancel its selection of any Bidder prior to the execution of the Land Disposition Agreement. The Town shall not be liable to any such Bidder for costs or expenses incurred by it as a result of this discontinuance or cancellation.
 7. The Town reserves the right to seek additional information from any or all Bidder. Until such time as the Town has received proposals in response to this RFQ/RFP and has received any and all additional information and/or revised proposals that the Town may request pursuant to this RFQ/RFP, such proposals shall not be deemed to be complete.
 8. If any matter or circumstance under this RFQ/RFP requires the consent or approval of the Town or that such matter be satisfactory to the Town, then same may be granted, withheld, denied or conditioned by the Town in the exercise of its sole and absolute discretion.
 9. If the successful Bidder fails to execute the Land Disposition Agreement within the required time period, or thereafter fails to close the transaction within the specified time period (other than by reason of a default thereunder by the Town), then the Town shall have the right, in addition to its rights with respect to the deposits paid by

the developer, to designate another Bidder as the successful Bidder, to re-advertise the Subject Property for sale or other disposition, to discontinue the disposition altogether, or make any other use of the Subject Property the Town desires in its sole and absolute discretion.

b. Severability

If for any reason, any section or provision of this RFQ/RFP or any addendum to it is determined to be illegal, invalid, or unenforceable under present or future laws or regulations, the remainder of this RFQ/RFP shall not be affected thereby.

c. Conflict of Interest, Collusion

1. By submitting a Proposal under this RFQ/RFP, a Bidder certifies that no relationship exists between the Bidder and the Town or any officer, employee, or agent of the Town that constitutes a conflict of interest, unfair advantage to the Bidder, or that may be adverse to the Town.
2. By submitting a proposal under this RFQ/RFP, a Bidder certifies that it has not acted in collusion with any other Bidder or other entity doing business with the Town in a way that would constitute unfair competition or that may be adverse to the Town.
3. Note that "Bidder" as used herein means the Bidder; any joint venture of the Bidder; any director, principal, officer, partner, owner of an equity interest in the Bidder, employee, agent or representative of the Bidder; or any partnership, corporation or other entity with which any of the foregoing is or has been affiliated.

d. Confidentiality

1. Bidders should assume that all materials submitted in response to this RFQ/RFP will be open to the public. To the extent allowed by Connecticut and federal public records laws, the Town will make reasonable efforts to not disclose or make public any pages of a proposal which the Bidder has stamped or imprinted as "confidential." Confidential data will be limited to confidential financial information concerning the Proposer's organization. The Town assumes no liability for disclosure or use of any information or data.
2. All information submitted in response to this RFQ/RFP becomes the sole property of the Town.. No Bidder has proprietary rights to any ideas or materials submitted in its Proposal.

e. Bidder's Responsibilities

1. All costs and expenses of every kind and nature paid or incurred by a Bidder in connection with responding to this RFQ/RFP, including, without limitation, fees and costs of attorneys, consultants and contractors; title examination and title insurance costs; survey and engineering fees and expenses; and design fees and expenses, shall be the sole cost and expense of the Bidder, and the Town shall have no responsibility for any such cost or expense. In no event shall the Town be responsible for payment of any brokerage, finder's or similar commissions or fees in connection with the disposition of the Subject Property.
2. Bidders shall thoroughly familiarize themselves with the provisions of this RFQ/RFP. Upon receipt of this RFQ/RFP, each Bidder shall examine this RFQ/RFP for missing or partially blank pages due to mechanical printing or collating errors. It shall be the Bidder's responsibility to identify and procure any missing pages.
3. Bidders shall be entirely responsible for reviewing and verifying all zoning and other regulatory requirements, title, environmental, engineering, and other information contained in or furnished pursuant to this RFQ/RFP regarding the Subject Property. Any information contained in or furnished pursuant to this RFQ/RFP is included (or made available) as a matter of convenience only and the Town shall not be liable for any mistakes, costs, expenses, damages, or other consequences arising from use of or reliance on this information in any respect, and each Bidder, by submitting a Proposal to the Town in response to this RFQ/RFP, expressly agrees that it shall not hold the Town or any of its officers, agents, contractors, consultants, attorneys, or any third party liable or responsible therefor in any manner whatsoever.

Appendix A – Property Information

1. Property Record Card

MOUNTAINSIDE DR

Location MOUNTAINSIDE DR

Mblu 023/ 150/ 019-2/ /

Acct# 103664

Owner WINCHESTER TOWN OF

Assessment \$376,810

Appraisal \$538,300

PID 100482

Building Count 1

Current Value

| Appraisal | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2023 | \$0 | \$538,300 | \$538,300 |
| Assessment | | | |
| Valuation Year | Improvements | Land | Total |
| 2023 | \$0 | \$376,810 | \$376,810 |

Owner of Record

Owner WINCHESTER TOWN OF
Co-Owner
Address 338 MAIN ST
WINSTED, CT 06098

Sale Price \$181,479
Certificate
Book & Page 423/587
Sale Date 05/28/2015
Instrument 18

Ownership History

| Ownership History | | | | | |
|---|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| WINCHESTER TOWN OF | \$181,479 | | 423/587 | 18 | 05/28/2015 |
| FIRST CONNECTICUT CAPITAL MORTGAGE FUND | \$0 | | 418/39 | 1M | 04/23/2014 |
| FIRST CONNECTICUT CAPITAL MORTGAGE FUND | \$0 | | 387/1017 | 14 | 02/11/2009 |
| MITCHANDREW DEVELOPMENT LLC | \$594,000 | | 340/1166 | 6 | 07/28/2004 |
| MERANTE F & MCREDMOND E & | \$198,000 | | 340/1159 | 6 | 07/27/2004 |

Building Information

Building 1 : Section 1

Year Built:

Living Area: 0
Replacement Cost
Less Depreciation: \$0

| Building Attributes | |
|---------------------|-------------|
| Field | Description |
| Style: | Vacant Land |
| Model | |
| Grade: | |
| Stories: | |
| Occupancy | |
| Exterior Wall 1 | |
| Exterior Wall 2 | |
| Roof Structure: | |
| Roof Cover | |
| Interior Wall 1 | |
| Interior Wall 2 | |
| Interior Flr 1 | |
| Interior Flr 2 | |
| Heat Fuel | |
| Heat Type: | |
| AC Type: | |
| Total Bedrooms: | |
| Total Bthrms: | |
| Total Half Baths: | |
| Total Xtra Fixtrs: | |
| Total Rooms: | |
| Bath Style: | |
| Kitchen Style: | |
| Num Kitchens | |
| Cndtn | |
| Num Park | |
| Fireplaces | |
| Fndtn Cndtn | |
| Basement | |

Building Photo

(<https://images.vgsi.com/photos/WinchesterCTPhotos/default.jpg>)

Building Layout

(ParcelSketch.ashx?pid=100482&bid=6108)

| Building Sub-Areas (sq ft) | Legend |
|--------------------------------|--------|
| No Data for Building Sub-Areas | |

Extra Features

| Extra Features | Legend |
|----------------------------|--------|
| No Data for Extra Features | |

Land

Land Use

Use Code 9030
Description Municipal MDL-00
Zone RR
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 118.14
Depth
Assessed Value \$376,810
Appraised Value \$538,300

Outbuildings

| Outbuildings | Legend |
|--------------------------|--------|
| No Data for Outbuildings | |

Valuation History

| Appraisal | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2024 | \$0 | \$538,300 | \$538,300 |
| 2023 | \$0 | \$538,300 | \$538,300 |
| 2022 | \$0 | \$538,300 | \$538,300 |

| Assessment | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2024 | \$0 | \$376,810 | \$376,810 |
| 2023 | \$0 | \$376,810 | \$376,810 |
| 2022 | \$0 | \$376,810 | \$376,810 |

2. Property Deed

Book: 423 Page: 587 File Number: 2015-00000621 Page: 1 of 3

FORECLOSURE BY SALE
COMMITTEE DEEDJD-CV-74 Rev. 6-10
C.G.S. § 7-24STATE OF CONNECTICUT
SUPERIOR COURTDoc ID: 000584060003 Type: LAN
Book 423 Page 587 - 589
File# 2015-00000621

Name of person submitting deed for recording:

Address:

WHEREAS, by judgment of Foreclosure by Sale rendered on (date) 12/08/2014, by the Superior Court for the Judicial District of Litchfield, being Docket No. LLI CV 14-6010901-S, wherein Town of Winchester

_____ is Plaintiff and First Connecticut Capital Mortgage Fund D, Limited Partnership is Defendant, brought by complaint dated 06/17/2014 claiming a foreclosure of a mortgage/lien on premises known as (street, lot #, or other) Wallens Street and Wallens Hill Road, Winchester

_____, Connecticut,

Judith Dixon of Connecticut was duly appointed Committee ("Committee") and directed to sell the premises and convey the same to the purchaser, and WHEREAS, the Committee has sold the premises in all respects pursuant to the Judgment to

Town of Winchester of 338 Main Street, Winchester, Connecticut, for the sum of

One Hundred Eighty One Thousand Four Hundred Seventy Nine Dollars and Thirty Four Hundredths (\$ 181,479.34) DOLLARS, and

WHEREAS, the sale has been ratified and confirmed by the Superior Court, which appears of record in the file in the Superior Court, to which reference is herein made.

NOW KNOW YE, THAT I, Judith Dixon Committee, pursuant to the authority and direction given to me as aforesaid and in consideration of the sum of One Hundred Eighty One Thousand Four Hundred Seventy Nine Dollars and Thirty Four Hundredths (\$ 181,479.34) DOLLARS received to my full satisfaction of

Town of Winchester, ("Grantee(s)"), do hereby bargain, sell, transfer and convey unto Town of Winchester

and unto his/her their successors and assign forever a parcel of land, together with the improvements thereon, known as (street, lot #, other) Wallens Hill Road, Winchester, Connecticut

Connecticut, and being more particularly bounded and described on Exhibit A, attached hereto and made a part thereof.

(continued on back/page 2)

To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto the Grantee(s), his/her/their successors and assigns forever to his/her/their and his/her/their own proper use and behoof.

And I, the Committee do covenant with the Grantee(s), his/her/their successors and assigns forever, that I have full power and authority as a Committee to grant and convey the above-described premises in manner and form aforesaid.

The premises are conveyed to the Grantee(s) free and clear of the mortgage/lien being foreclosed, and of all claims subsequent in right thereto, the holders of which are bound by this action.

Said premises are conveyed subject to (a) all prior liens and encumbrances which are prior in right to the mortgage/lien foreclosed; (b) all taxes, sewer assessments and sewer use charges (if any); (c) all building, building line and zoning regulations of the Town of Winchester

and all other governmental regulations and provisions of any public or private law; and (d) such state of facts that an accurate survey or personal inspection of the premises would disclose.

Signed subject to the approval of the Superior Court this 12th day of March 20 15

Signed in the presence of:

X Mary Arni Print name of signer Mary Arni

X Sandra Calabrese Print name of signer Sandra Calabrese

Committee: Judith Dixon Print name of committee Judith Dixon

STATE OF CONNECTICUT

COUNTY OF Litchfield SS. Winchester

The foregoing instrument was acknowledged before me this 12th day of March 20 15

by Judith Dixon, COMMITTEE

Signed Mary Arni Mary Arni 5/31/2016
Commissioner of the Superior Court/Court Clerk/Notary Print name of person signing at left Date your commission expires

The foregoing committee deed is approved this 11th day of May 20 15

Judge of the Superior Court: A. G. D.

EXHIBIT A

All that certain real property, situated in the Town of Winchester, County of Litchfield and State of Connecticut, being shown and designated as "Lot Nos. 1-105", "Open Space", "Hayfield Lane", "Mountainside Drive", "Algonquin Circle", "Ridgeview Place North" and "Ridgeview Place South" on certain maps entitled "Open Space Subdivision The Ridge At Winchester Wallens St. & Wallens Hill Road, Winsted, Connecticut", dated May 2003, revised April 2004, made by DiCara Land Surveying Services and on file in the Winchester Town Clerk's Office as Map Nos. 1850-1855.

Received for Record at Town of Winchester, C
On 05/28/2015 At 3:21:04 pm

Shirley S. Salbeck
TOWN CLERK

3. CL&P Easement Map Showing Overall Previously Approved Subdivision

File Number: 2008-008 Page: 1 of 1

