

APPRAISAL REPORT

PROPERTY OF NEGEV WIRE TRADING, INC.

77 ANTHONY STREET, JEWETT CITY, CONNECTICUT.



AS OF  
July 15, 2011

FOR  
NEGEV WIRE TRADING, INC

Attn: Danny Hakai, CPA

BY

**Russ Appraisal Services**

a division of

**RUSS, LLC**

P.O. Box 1

Waterford, CT. 06385

RUSS APPRAISAL SERVICES

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July 15, 2011

Mr. Danny Hakai, CPA  
Rogovin Todhar Tower  
Menachem Begin Road  
Ramat Gan 52681

Re: Property located at 77 Anthony Street, Jewett City, Griswold, Connecticut.

Dear Mr. Hakai:

Per the request of Tom Ragon, I have inspected the above captioned property to offer an opinion of market value of this Fee Simple Title to the subject property as of July 15, 2011. Market value is more fully defined in the body of this report. The property is further identified as 77 Anthony Street on the Tax Assessor's Records of the Town of Griswold. This particular site is improved with a dated mill building with significant physical and functional obsolescence, situated on approximately  $16.44 \pm$  acres of land. Two sections of the building are modern construction but are physically removed from each other by the majority of the 1880's era mill construction.

The purpose of the inspection, was to offer an opinion of market value of the subject property, in its present "as is" condition, as of the effective date of the appraisal, namely, July 15, 2011.

This report is a Restricted Appraisal Report as specifically requested by Tom Ragon, a principle in the holding company, in conformance with the Uniform Standards of Professional Appraisal Practice (USPAP). The only intended user is my client, as identified above. This Restricted Use Report is limited to the use of my client, and does not contain sufficient documentation for review by any unauthorized parties. It is noted, that the appraiser's opinions and conclusions set forth in the report, may not be understood properly without additional information in the appraisers work file. Should an unrestricted report be required at a later date, this report can be upgraded to a Self Contained Appraisal report or a Summary Appraisal Report, sufficient for submission to a broader readership.

The final value estimate set forth acknowledges that the site is impacted by hazardous and toxic wastes. Please refer to the addenda for the findings of the Environmental Protection Agency and the State of Connecticut Department of Environmental Protection. A Phase I and Phase III environmental report are also cited and have been reviewed. A Hypothetical Condition for the basis of this valuation is that an Environmental Land Use Restriction will be placed on the property prohibiting utilization of the site for any residential purposes in perpetuity. As is further discussed in the EPA and DEP documents in the addenda, and as verified by Mr. Ragon, the Environmental Land Use Restriction will be placed on the property in the near future. The former owner of the property ( South Wire ) has been responsible for costs associated with cleanup efforts.

RUSS APPRAISAL SERVICES

I am aware that the subject property has been 100% vacant for over 1 year and is currently listed for sale at an asking price of \$750,000 by an area broker. All machinery and equipment of the former operator of the business ( WYRE WYND ) has been removed or sold at auction.

It is my opinion that, as of the effective date of the appraisal, namely, July 15, 2011, the estimated market value of the subject property, in its present "as is" condition, was:


**FIVE HUNDRED THIRTY FIVE (\$535,000 ) THOUSAND DOLLARS.**

In my opinion the land would be valued at \$10,000 / acre or \$165,000, considering the pending Environmental Land Use Restriction which will prohibit any residential uses of the site in perpetuity, and the buildings would be valued at \$370,000.

The following pages are offered in support of the value estimate for the subject property.

Very truly yours,

Russ Appraisal Services  
a division of RUSS, LLC



By: Howard B. Russ, SRPA  
Manager/Member RUSS, LLC  
CT Certified General Appraiser #0538  
CT Certification valid through 4/31/2012  
Rhode Island Certified General # 318G  
RI Certification valid through 12/31/2012

**APPRAISER'S CERTIFICATION:**

I certify that, to the best of my knowledge and belief:

- i) The statements of fact contained in this report are true and correct.
- ii) The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and is my personal, impartial, and unbiased professional analysis, opinions, conclusions, and recommendations.
- iii) I have no present or prospective interest in the property that is the subject of this report and I have no personal interest with respect to the parties involved.
- iv) I have no bias, with respect to the property that is the subject of this report, or to the parties involved with this assignment.
- v) My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- vi) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value, or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event, directly related to the intended use of this appraisal.
- vii) My analysis, opinions, and conclusions were developed; and this report has been prepared in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice.
- viii) The reported analysis, opinions, and conclusions were developed; and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- ix) The use of this report is subject to the requirements of the Appraisal Institute, relating to review by its duly authorized representatives.
- x) I have made a personal inspection of the property that is the subject of this report.
- xi) No one provided significant real property appraisal or appraisal consulting assistance to the person signing this certification.

**ADDRESS OF PROPERTY APPRAISED:** 77 Anthony Street, Jewett City,  
Griswold, Connecticut

Market Value Estimate: \$535,000

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## **APPRAISER'S QUALIFICATIONS:**

I have been employed in the valuation of Real Estate and Personal Property since May, 1975.

General Education: Syracuse University, Bachelor of Science Degree, Real Estate Major

### Designations & Licenses:

State of Connecticut, Department of Revenue Services

CCMA (Certified Connecticut Municipal Assessor) Designation

CCMA II (Certified Connecticut Municipal Assessor) Designation

Appraisal Institute, SRPA Designation

As of the date of this report, I have completed the continuing education requirements of the Appraisal Institute.

Board of Directors Connecticut Chapter - Appraisal Institute 2004 – 2010

State of Connecticut, Certified General Appraiser # CG0538

My continuing education requirements for the Connecticut Certification are current through 4/30/2011.

State of Rhode Island, Certified General Appraiser # 318G

My continuing education requirements for the Rhode Island Certification are current through 12/20/2012.

I have been retained to provide valuation services and Feasibility Analysis on all types of commercial, industrial, residential and special purpose properties, including complex and unique valuation on existing and proposed apartment complexes, existing and proposed office buildings and office parks including office complexes exceeding 1,000,000 square feet, existing and proposed hotels, inns and bed and breakfast facilities, existing and proposed industrial buildings and industrial parks, existing and proposed retail shopping centers, existing and proposed commercial, industrial and residential condominiums, existing and proposed marinas and dockominiums, existing and proposed commercial buildings of all descriptions including governmental offices, automobile dealerships, parking garages, warehouses, restaurants, mini storage warehouse facilities, health clubs, active railroad properties, historic mills exceeding 500,000 square feet, and active waterfront deep water port facilities including ferry terminals and shipyards. I have valued hydro electric generating facilities. I have appraised exclusive waterfront residential estates, antique homes, custom dwellings over 10,000 square feet in area, working dairy farms, active agricultural nurseries, horse farms and cemeteries. I have prepared conservation easement valuations on extensive tracts of unimproved residentially zoned land, and completed residential subdivision analysis on existing and proposed developments. I have prepared appraisals and testified on environmental contamination issues that affect valuation. I have completed valuation assignments on wetlands, public and private reservoir property, open space and timberland, municipal parks, and municipal land fill property. I have valued partial interests of subsurface easements, surface easements and air rights for utility companies including rail corridors, water main corridors, gas main corridors and electric transmission line corridors. I have prepared appraisals and testified on eminent domain valuation issues including partial and total takes of residential, commercial and industrial properties for redevelopment, utility corridor and highway acquisition purposes.

I have testified as a Qualified Expert Witness on valuation matters in the following Courts since 1977:

United States Federal Courts  
United States Federal Bankruptcy Court

State of Connecticut Superior Courts  
State of Rhode Island Superior Courts

Russ Appraisal Service



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS  
 DEPARTMENT OF BUSINESS REGULATION  
 DIVISION OF COMMERCIAL LICENSING AND RACING AND ATHLETICS  
 REAL ESTATE APPRAISERS SECTION  
 JOHN O. PASTORE CENTER, BLDG. 69-1  
 1511 PONTIAC AVENUE  
 CRANSTON, RI 02920-0942

**CERTIFIED GENERAL APPRAISER**

Certification No. A063186

This Certification Expires on 12/20/2012

*(In accordance with Title V, Chapter 20.7 of the General Laws of Rhode Island relating to Real Estate Appraisers) Pursuant to vested authority and having received full payment of the required fee, the Director of the Department of Business Regulation has licensed/certified*

**HOWARD B. RUSS**

*The person named herein may engage in the business of appraisal practice, provided he shall in all respects conform to the Provisions of Title V, Chapter 20.7 of the General Laws of Rhode Island 1987, as amended, and the rules and regulations issued under authority thereof, beginning 12/21/2010 and ending 12/20/2012 unless this license is suspended, revoked or voluntarily returned to the Department during this period.*

*William C. Coughlin*  
 Chairman, Real Estate Appraisers Board

*[Signature]*  
 Director of Business Regulation

### **DEFINITION OF MARKET VALUE:**

The term “market value” is defined and qualified as followings: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- 1) Buyer and seller are typically motivated;
- 2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
- 3) A reasonable time is allowed for exposure in the open market;
- 4) Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
- 5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

The footnote for this definition is the USPAP promulgated by the Appraisal Standards Board of the Appraisal Foundation. Source: 12CFR34.42(G)

### **TYPE OF REPORT:**

This is a Restricted Appraisal Report, which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(c) of the USPAP for a Restricted Appraisal Report. Supporting documentation concerning the data, reasoning, and analysis is retained in the appraiser’s file.

### **SCOPE OF WORK:**

The scope of work is defined to mean, “the extent of the process of collecting, confirming, and reporting data.” Per the Appraisal Institute, scope of work encompasses all aspects of the valuation process, including the question of which approach to value will be used, the amount of data collected, the sources, geographic areas, time period, data verification process, and property inspection. There are three major steps to the process.

- 1) Identify the problem
- 2) Determine the solution or scope of work
- 3) Apply the solution

The first step, identification of the problem, involves the process of figuring out seven key assignment elements:

- 1) Who the client is
- 2) Intended users other than the client
- 3) Intended use
- 4) Objective or type of value in an appraisal
- 5) Effective date
- 6) Relevant property characteristics

- 7) Assignment conditions such as hypothetical conditions, extraordinary assumptions, jurisdictional exceptions

**Identification of the problem:**

Requestor:	Ton Ragion, agent for Danny Hakai, CPA
Intended user:	representatives of NEGEV Wire Trading Inc.
Intended use:	internal property value audit for owners use only
Objective/type of value:	Offer an opinion of the market value of the subject property
Effective Date:	July 15, 2011
Property Characteristics:	<p>Relevant property characteristics indicate all rights are inherent in Fee Simple of 16.44± acres of land, with improvements thereon. The subject property is currently improved with a 236,820 square foot mill type dated industrial building. No personal property, trade fixtures, or intangible items will be included in the final value estimate, as only the real estate is being appraised.</p> <p>Fee Simple is defined as: “absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”</p> <p><sup>(1)</sup> <i>Dictionary of Real Estate Appraisal, Fifth Edition, 2010</i></p>
Extraordinary Assumptions:	Assumptions based on an extraordinary assumption, none noted.

An extraordinary assumption is something that is believed to be true, and specific to the report, for the sake of the analysis, but the factual truth is uncertain. USPAP SR 2-2 a (x), b (x), and c(x) states, the report must “clearly and conspicuously state all extraordinary assumptions; and state that their use might have affected the assignment results.”

Should the extraordinary assumption prove to be contrary to the truth, your appraiser must determine if the use of the assumption is appropriate to the intended use of the assignment results. Should the reason for the extraordinary assumption be false, your appraiser is not obligated to fix the appraisal report. However, I reserve the right to accept a new assignment, reflecting the different underlying premise.



Hypothetical Conditions: Conditions based on a hypothetical condition, anticipate an Environmental Land Use Restriction prohibiting residential use of the property in perpetuity.

A hypothetical condition is contrary to fact, but assumed to be true for purposes of this report, and may be necessary for legal or comparison purposes. According to USPAP SR 2-2 a (x), b (x), c (x), such conditions must “clearly and conspicuously state all hypothetical conditions; and state that their use might have affected the assignment results.” Such conditions are sometimes used to develop a value opinion, when future improvements are yet to be made. The value is based on the hypothetical condition.

Your appraiser researched the property utilizing records in the Griswold Town Hall. The Town Clerk’s Office, Planning and Zoning Department, and Assessor’s Offices were researched. Comparable sales data was researched throughout the area and any sales utilized were verified in the respective town halls or by personal verification where possible.

The depth of discussion contained in this report is specific to the needs of the client and for the intended use as stated. The appraisal may not be used or relied upon by anyone other than the client, for any purpose whatsoever, without the express written consent of the appraiser. The appraiser is not responsible for unauthorized use of this report

#### **CONTRACT/LISTING INFORMATION:**

The property is currently unoccupied and has listed for sale by Pequot Commercial Realty for over 1 year at an asking price of \$750,000 or at the rate of \$3.75 per square foot of gross building area to include the land and all site improvements. The property is also offered for lease.

#### **MARKETING PERIOD AND EXPOSURE TIME:**

Marketing period refers to the anticipated period required to sell a property after the effective date of the appraisal. The exposure period refers to the presumed period prior to the effective date of the appraisal.

The most significant factor in estimating both marketing period and exposure time for similar properties is historical data. As such, if market conditions are considered stable, the market period and exposure times are typically the same. However, the two periods may vary if notable changes in the market conditions are anticipated.

In this particular situation, I would estimate that the marketing period and exposure time would be the same, say 3 to 4 years in the present depressed market.

## **DEFINITIONS:**

Absorption Rate – The rate at which properties for sale or lease have been or are expected to be successfully marketed, sold, or leased in a given area over a duration or time.

Direct Capitalization – A method used to convert an estimate of a single year's income expectancy into an indication of value in one direct step, either by dividing the net income by an appropriate capitalization rate or by multiplying the income estimate by an appropriate factor. Direct capitalization employs capitalization rates and multipliers extracted or developed from market data. Only a single year's income is used. Yield and value changes are implied but not identified.

Discounted Cash Flow (DCF) Analysis – The procedure in which a discount rate is applied to a set of projected income streams and a reversion. The analyst specifies the quantity, variability, timing, and duration of the income streams and the quantity and timing of the reversion, and discounts each to its present value at a specified yield rate.

Extraordinary Assumption – An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis.

Fee simple estate – Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Hypothetical Condition – That which is contrary to what exists but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characters of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.

Leased Fee Interest – A freehold (ownership interest) where the possessory interest has been granted to another party by creation of contractual landlord-tenant relationship (i.e., a lease).

Leasehold Interest – The tenant's possessory interest created by a lease.

Most Probable Selling Price – The price at which a property would most probably sell if exposed on the market for a reasonable time under the market conditions prevailing on the date of the appraisal.

Warranty Deed – A deed that conveys to the grantee title to the property free and clear of all encumbrances, except those specifically set forth in the document.

*\*Source – The Dictionary of Real Estate Appraisal, Fifth Edition, ©2010. Appraisal Institute.*

### **PROPERTY IDENTIFICATION, OWNERSHIP AND SALES HISTORY**

The subject property is shown on the Griswold Assessors Map as Map 26, Block 5 Lot 3. As of the date of valuation, the subject property was owned by Negev Wire Trading Inc. as recorded in Volume 314 page 571 and Volume 314 page 809 of the Griswold Land Records, dated July 3, 2008 and July 16, 2008.

Grantor: South Wire Company  
Grantee: Live Wire Inc.  
Date of Sale 4/1/1996  
Price: \$1,000,000  
Recorded: Volume 170 page 775

Grantor: Live Wire Inc.  
Grantee: Wyre Wynd Corporation  
Date of Sale 11/9/2005  
Price: \$0  
Recorded: Volume 283 page 1014

Grantor: Wyre Wynd Corporation  
Grantee: Negev Wire Trading Inc.  
Date of Sale 7/3/2008  
Price: \$400,000 ( intercorporate sale )  
Recorded: Volume 314 page 571, correcting deed Volume 314 page 809

### **TAX ASSESSMENT DATA:**

Improvements:\$	812,000
Land:	<u>\$414,190</u>
Total Assessment:\$	\$1,226,190

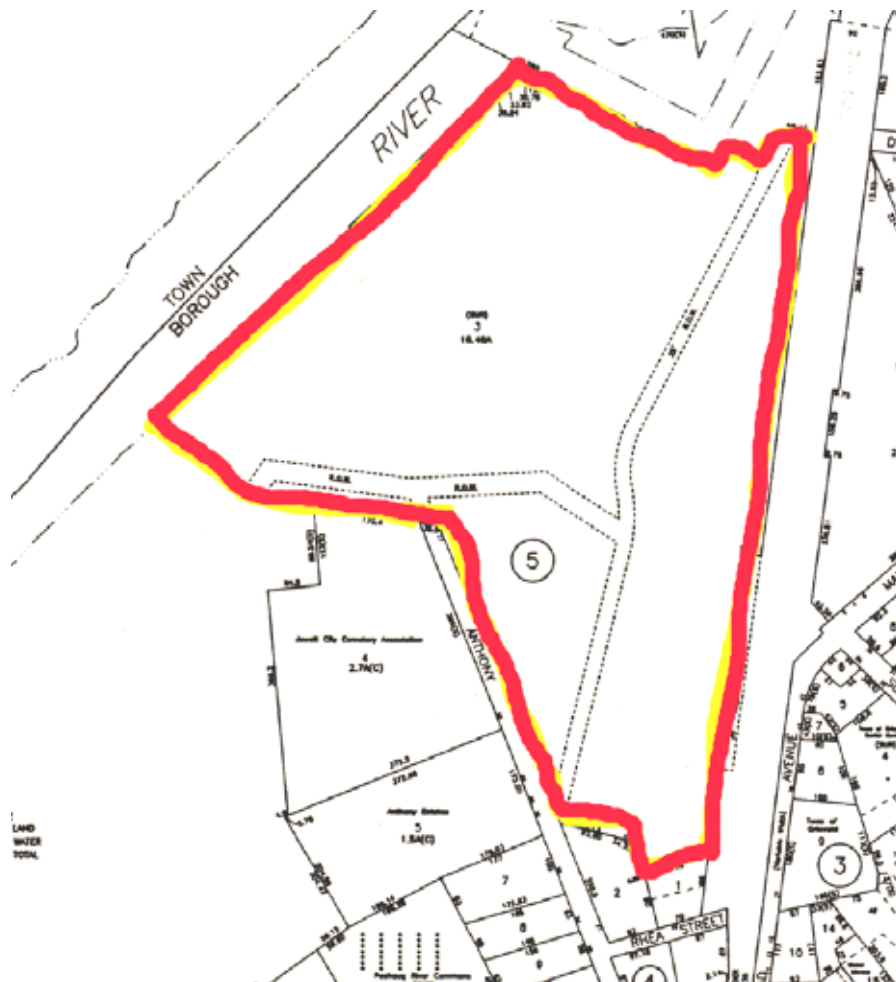
The current mill rate for the Town of Griswold is 18.73 mills, reflecting a tax burden of \$27,055. The taxes reflect about \$0.11 per square foot of building area, which is high considering the overall condition.

The above assessment reflects 70% of the town's estimated market value

( \$1,226,190 / .7 = \$1,751,700 ) , which is clearly excessive.

**PROPERTY DESCRIPTION: The Land:**

The subject property consists of 16.44 acres of land, having approximately 548 feet of frontage along the north-east side of Anthony Street. The entire westerly boundary of the site is the Quinnebaug River. A historic dam and modern hydroelectric generating station are found along the northerly boundary but are not on the subject site. Approximately 132,500 square feet of paving is found on site, together with accessible rail siding along the easterly boundary of the property. The property has acknowledged environmental issues, as is described more completely in the addenda. Please see the EPA and State of Connecticut Department of Environmental Protection data on the property, together with information regarding the proposed Environmental Land Use Restriction which will be placed on this site. The land immediately south of the subject is a highly contaminated superfund site that was formerly attached to the mill site, presently under different ownership, and has been under remediation.

**SITE SKETCH:**

SUBJECT IS LOT 5

### **IMPROVEMENTS:**

The property is improved with multiple buildings comprising a dated industrial mill complex. The majority of the mill consists of dated 1860 – 1880's era wood timber support masonry mill construction. The main mill is primarily one story space, however the crowded vertical wood support columns make modern industrial use difficult in the largest old portions of the building. This is a sign of significant functional obsolescence. Two portions of the main mill complex are relatively recent modern steel construction, however they are on opposite ends of the large complex and do not connect directly to each other.

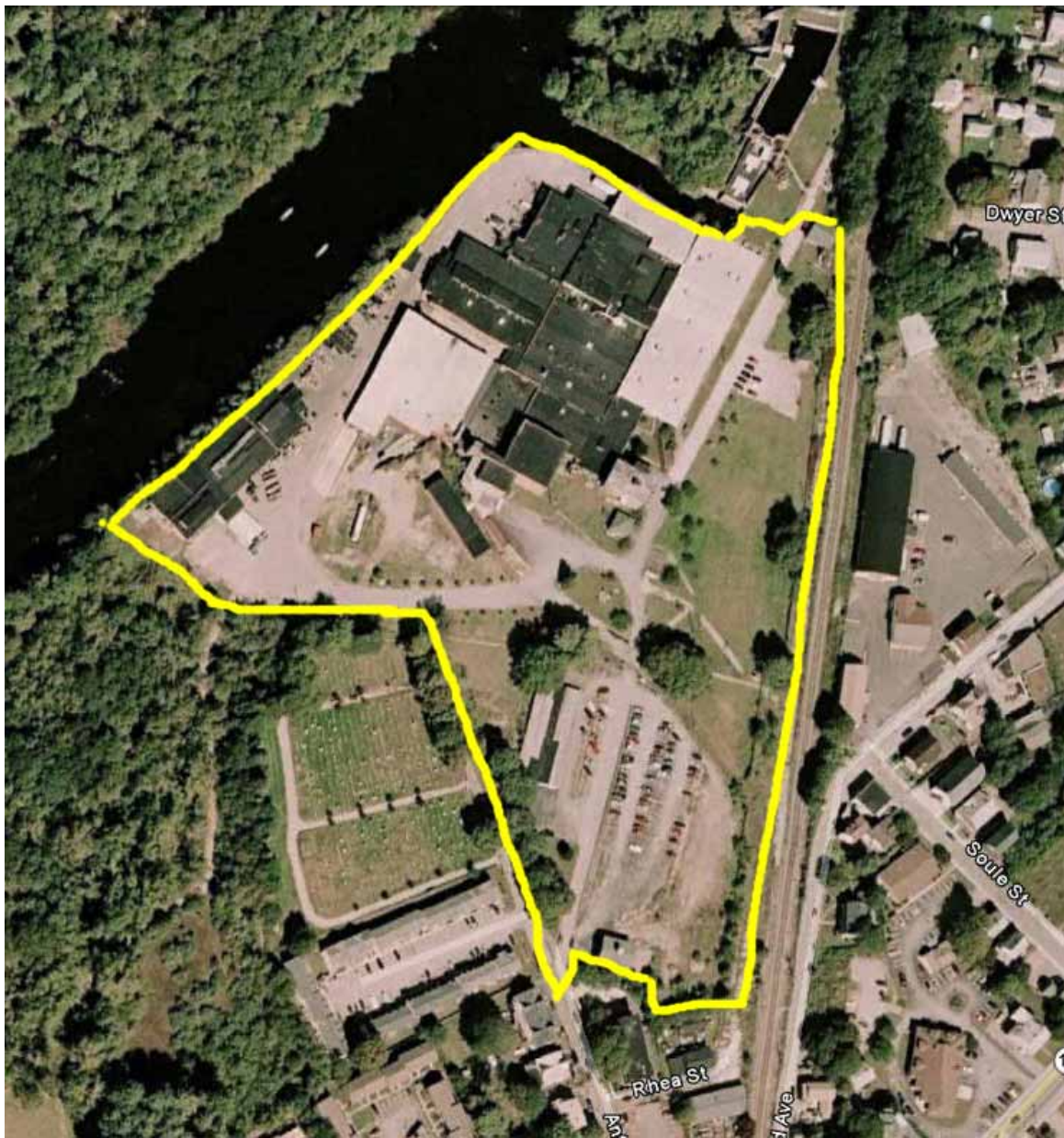
The small two story masonry office has a dated gas fired boiler, while the remainder of the complex is heated by individual suspended Modine style gas blower style heaters. The overall majority of the building is one story construction and is extremely inefficiency considering energy costs with no insulation and vast roof area. The electric service is a 800 amp, three phase, 600 volt service. The extensive mostly flat roof is in relatively good condition receiving annual repair. The main building has a full wet sprinkler system, currently operational.

Main Building	185,635
frame garage	1,180
frame garage	5,687
frame garage	675
Bldg 23S	5,687
Bldg28S	4,514
Bldg 31	572
Guardhouse	121
Bldg 36A	900
Bldg 37S	4,482
Bldg 38S	3,000
Bldg 39S	2,775
Bldg 40B	8,320
Bldg 42S	10,080
Bldg 43C	<u>3,192</u>

236,820

The site has contamination issues as are detailed in the addenda of this report. Land immediately to the south is highly contaminated, however this area is not owned by the property owners of the subject. I invite the reader to view the photographs of the subject property and information in the addenda for more particulars.

The construction techniques in the dated mill area is a detrimental factor to effective use of the building.



**ZONING:**

The property is located in a B-1 industrial zone. Industrial uses are permitted in this zone.

**HIGHEST AND BEST USE**

*"Definition: Highest and Best Use may be defined as: 'The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value'"<sup>3</sup>*

*Alternatively, that use of the land that may reasonably be expected to produce the greatest net return to land over a given period of time. That legal use that will yield to land the highest present value, sometimes called optimum use."*

In estimating highest and best use, there are essentially four stages of analysis:

1. Possible use. What uses of the site in question are physically possible?
2. Permissible use (legal). What uses are permitted by zoning and deed restrictions on the site in question?
3. Feasible use. Which possible and permissible uses will produce a net return to the owner of the site?
4. Highest and best use. Among the feasible uses, which use will produce the highest net return or the highest present worth?

The highest and best use of the land (or site) if vacant and available for use may be different from the highest and best use of the improved property. This is true when the improvement is not an appropriate use, but makes a contribution to the total property value in excess of the value of the site.

The following tests must be met in estimating the highest and best use: The use must be legal. The use must be probable, not speculative or conjectural. There must be a profitable demand for such use, and it must return to the land the highest net return for the longest period of time. These tests are typically applied to the subject property as vacant and as improved.

If the property were vacant, it would likely be acquired for industrial development, considering the location, and reasonably good access to Interstate 395. The pending Environmental Land Use Restriction will prohibit any residential development of the site in perpetuity.

As the subject property is currently improved with an existing dated mill building complex, this analysis will be applied to the land as improved. In estimating the highest and best use

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3. *The Appraisal of Real Estate, 12<sup>th</sup> Edition, Appraisal Institute.*

of the site as improved, the first step is to determine what is:

*Legally permitted.*: The subject property is located in an industrially zoned area which permits uses similar to those at the subject site. The improvements are a legal use of the site.

Since development of the subject property is considered to be a legal use, and there are no restrictions which would adversely affect the typical industrial use of the subject, the allowable uses of the site are therefore limited to those which are physically possible and feasible. No residential use of the property is allowed.

*Physically possible.* As is demonstrated by development on surrounding properties, the existing sub-soil conditions are such that development of the property with an industrial building appears to be possible. Environmental issues have been researched and active remediation has been completed. An Environmental Land Use Restriction will be placed on the property and will prohibit any residential use of the site. Industrial uses are permitted, with limitations.

*Financially feasible/Maximally profitable.* The subject property is located along a river in an older municipality that developed to support the workers in the mills in the 1860's. Industrial development of the property is permitted by zoning. Soil characteristics in the immediate vicinity allow construction of similar buildings. The subject building dates to over 140 years old, with areas of more modern construction. The building has significant functional issues and is inferior to modern industrial construction. Two areas of modern additions are physically on opposite ends of the dated 140 year old complex. The building has limited marketability for sale or for lease, as seen by the listing for over 1 year with the property still vacant.

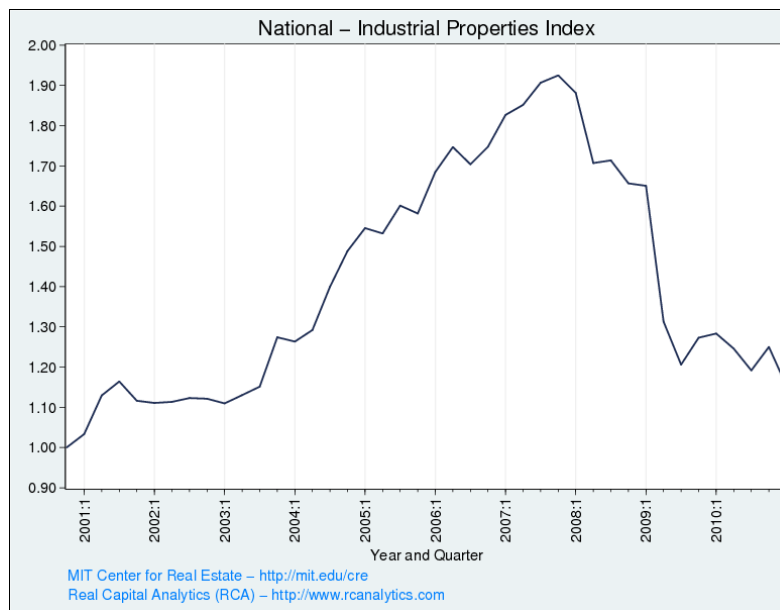
It is my opinion that continued industrial use of the existing building on site for the remaining economic life of the improvements is the highest and best use of the subject property. The existing unimproved land area has minimal development potential.



### **VALUATION PREMISE:**

The Sales Comparison Approach will be used. In my opinion this is the most accepted and realistic method of valuation for the property being appraised. The Cost and Income Approach were not developed.

The following graph demonstrates the decline in overall industrial property values since the peak of the real estate market in 2007. Current values for institutional grade properties approximate 2004 levels. The subject is considered to be substantially inferior to institutional grade properties, which are modern industrial construction, not dated 100+ year old buildings with a high degree of physical and functional obsolescence.



Source: MIT Center for Real Estate - Real Capital Analytics

Sales of similar age and style mill properties were analyzed and adjusted to the subject property for date of sale, location, land area, building size recognizing that smaller buildings tend to sell for a higher per unit value, overall utility, and other pertinent factors that affect the value of property such as the subject. Prior to any adjustments, the sales indicate a range of value of between \$2.57 per square foot of gross building area to include the land and \$7.73 per square foot of gross building area to include the land. It is my estimate, that after adjustments, this property would command a sales price of \$2.25 per square foot of gross building area to include the land.

Market Value: 236,820 square feet x \$2.25 per square foot = \$532,845 say \$535,000

**FIVE HUNDRED THIRTY FIVE THOUSAND (\$535,000 ) DOLLARS**

This, then, is my estimate of the market value of the subject property indicated by the overall Sales Comparison Approach.

The following sales are offered in support of this value estimate:

**MILL BUILDING SALES**

SALE #	ADDRESS			LAND ACRES	BLDG SF	BLDG AGE	TYPE	CONDITION	SALE DATE	SALE PRICE	\$ / SF GBA
1	244	Ballouville Road	Killingly	17.40	78,413	1880	three story mill building	fair	4/20/2004	\$265,000	\$3.38
2	387	North Main Street	Norwich	6.99	189,627	1860-1945	three & four story mill	fair	6/3/2004	\$640,000	\$3.38
3	12	River Road	Pawcatuck	2.55	118,522	1901	4 story mill	fair	10/30/2006	\$900,000	\$7.59
4	929	Riverside Drive	Thompson	10.36	427,584	1870	4 story mill	poor	3/21/2007	\$1,100,000	\$2.57
5	158	Main Street	Ivoryton	18.47	181,158	1850	5 story mill	fair	1/2/2008	\$1,400,000	\$7.73
6	555-557	Norwich Ave	Norwich	5.75	286,660	1877	3 story mill	poor	8/25/2008	\$1,500,000	\$5.23
7	1	Church & Meadow	Branford	8.82	161,041	1900	3 story mill	fair	1/4/2011	\$842,818	\$5.23
SUBJECT	77	Anthony	Jewett City	16.44	236,820	1880 - 2001	primarily dated 1 story mill	fair / poor			

**ALL SALES ARE SIMILAR AGE AND STYLE MILL BUILDINGS WITH VARYING ENVIRONMENTAL ISSUES**

**SALES COMPARISON APPROACH-MILL SECTION***Sale #1**244 BALLOUVILLE ROAD, KILLINGLY*

Grantor:	Braemore Development Corporation
Grantee:	Ballouville Mills, LLC (321 South St. Danielson)
Instrument:	Warranty Deed
Recorded:	Volume 934, Page 321
Date of Sale:	April 20, 2004
Sales Price:	\$265,000
Land Area:	17.4± Acres
Zone:	LD
Total Floor Area:	78,413 Square Feet
Construction:	Masonry, 3 floors
Units:	NA
Heat:	Mixed, some steam heat
Age:	1880
Condition:	Fair
Price Per Unit:	\$3.38 Per Square Foot
Financing:	\$100,000 take back at 6%
Verification:	Deed, Seller
Remarks:	Old three-story mill building needs a tremendous amount of work, broken windows, some boarded up. 20,000 sq-ft of paving.

**SALES COMPARISON APPROACH (Continued):***Sale #2**387 NORTH MAIN STREET, NORWICH*

Grantor:	Atlantic Packaging LLC
Grantee:	NE Packaging LLC (Now 387 North Main LLC)
Instrument:	Special Warranty Deed
Recorded:	Volume 1941, Page 1
Date of Sale:	June 3, 2004
Sales Price:	\$640,000
Land Area:	6.99± Acres
Zone:	Industrial & Commercial
Total Floor Area:	189,627 Square Feet Total
Construction:	Masonry (2-4 stories)
Units:	Eight Mill Buildings
Heat/Air:	Mixed, air in office, radiant, oil, above ground
Basement	Partial, not included in square footage
Age:	1860-1954
Condition:	Fair
Price Per Unit:	\$3.37 Per Square Foot
Financing:	Conventional mtg, Liberty Bank, \$1,250,000 to include business
Verification:	Deed, Older appraisal report
Remarks:	Office (12,181 sq-ft), Bldg 1-(34,388 sq-ft), 2-(71,412 sq-ft), 3-(16,068 sq-ft), 4-(9,216 sq-ft), 5-(6,208 sq-ft), 12-(26,820 sq-ft), 13-(13,912 sq-ft), and 23-(594 sq-ft). 5,889 sq-ft of finished office space with balance manufacturing and warehouse. Six overhead doors

**SALES COMPARISON APPROACH (Continued):***Sale #3**12 River Road, Pawcatuck, CT*

Grantor:	Ralco Realty Corporation
Grantee:	Threadmill Acquisitions LLC
Instrument:	Warranty Deed
Recorded:	Volume 611, page 829
Date of Sale:	October 30, 2006
Sales Price:	\$900,000
Land Area:	2.55 acres
Zone:	Industrial
Total Floor Area:	118,522 square feet
Construction:	Brick
Units:	Mixed, reported to have 14 tenants
Heat/Air:	Mixed, limited
Basement	Partial
Age:	Built in 1901, 108 years old
Condition:	Average
Price Per Unit:	\$7.59 per square foot
Financing:	None noted
Verification:	Deed, article in paper
Remarks:	See map 3742, 25,000 square feet of paving and about 90,000 square feet of very sprinklers, environmental concerns, property has plans for mix of residential and commercial uses, nothing has happened effective August 2008.

**SALES COMPARISON APPROACH (Continued):***Sale #4**929 Riverside Drive, Thompson, CT*

Grantor:	The River Mill Inc.
Grantee:	929 Riverside Drive LLC
Instrument:	Warranty Deed
Recorded:	Volume 666, page 0122
Date of Sale:	March 21, 2007
Sales Price:	\$1,100,000
Land Area:	10.36 acres
Zone:	Industrial
Total Floor Area:	427,584 square feet
Construction:	Masonry
Units:	Eleven buildings, 3159 square feet to 150,179 square feet
Heat/Air:	Mixed
Age:	Build in 1872, 137 years old
Condition:	Mixed
Price per Unit:	\$2.57 per square foot
Financing:	None noted
Verification:	Unable to verify, information from town records
Remarks:	Buyers bought 915 Riverside Drive on the same day for \$400,000 for 26,490 square feet on 4.45 acres, for an adjusted value of \$3.30 per square feet.



**SALES COMPARISON APPROACH (Continued):***Sale #5**158 Main Street, Ivoryton, CT*

Grantor:	Piano Factory Business Park LLC
Grantee:	Skara Brae LLC
Instrument:	Warranty Deed
Recorded:	Volume 265 Page 3
Date of Sale:	1/2/2008
Sales Price:	\$1,400,000
Land Area:	18.47 Acres
Zone:	Light Industrial
Utilities	All except sewer
Total Floor Area:	181,158 sq. ft. (5 buildings)
Construction:	Masonry
Units:	Industrial space
Heat/Air:	Unknown
Basement	Partial
Age:	1800's, mixed
Condition:	Average
Price Per Unit:	7.73 Per sq. ft.
Financing:	Piano Factory Pk LLC, \$1,050,000, 2 years
Verification:	Deed, Town employee
Remarks:	Piano factory building, 5 buildings ranging in size from 82261 sq. ft. to 1440 sq. ft. Large land however land in flood prone area.

**SALES COMPARISON APPROACH (Continued):***Sale #6**555-557 & 582 Norwich Avenue, Taftville, CT*

Grantor:	Ponemah Mills 1 LLC (Stu Greenfield, et al)
Grantee:	555 South Mill LLC & 557 South Mill LLC
Instrument:	Warranty Deed
Recorded:	Volume 2504, page 30
Date of Sale:	August 25, 2008
Sales Price:	\$1,500,000
Land Area:	5.75 +/- acres
Zone:	Industrial
Total Floor Area:	286,660 +/- square feet
Construction:	Masonry
Units:	Old mill buildings
Heat/Air:	Some space heat, mostly cold storage
Age:	Built in 1877, 132 years old
Condition:	Mixed uses, retail average, warehouse fair
Price Per Unit:	\$5.23 per square foot
Financing:	Private take back of \$1 million
Verification:	Deed, Attorney Stuart Greenfield
Remarks:	Mill office and old mill building, a portion of the mill was leased to Central Sports and Amazing Furniture & Mattress Outlet, the office space was finished, was vacant for an extended period of time, balance of the space needed attention.



**SALES COMPARISON APPROACH (Continued):***Sale #7**1 Church & 256 Meadow Street, Branford, CT*

Grantor:	Branford Atlantic Realty
Grantee:	1 Church Street, LLC
Instrument:	Warranty Deed
Recorded:	Volume 1074 Page 682
Date of Sale:	1/4/2011
Sales Price:	\$842,818
Land Area:	8.82 Acres
Zone:	Industrial
Total Floor Area:	161,041 sq. ft.
Basement	none.
Construction:	Masonry
Units:	Dated vacant mill
Heat/Air:	n/a
Age:	1900
Condition:	Poor
Price per Unit:	\$5.23 Per sq. ft.
Financing:	\$642,818 conventional
Verification:	Deed, Commercial Record, Loop-Net
Remarks:	Three stories, vacant many years along AMTRAK main northeast corridor rail line and adjacent to Branford Harbor.

**SALES COMPARISON APPROACH (Continued):****GENERAL ANALYSIS OF MILL SALES:**

[Sale # 1:](#) This circa 1880 mill contains 78,413 square feet of gross building area and sold in April 2004 for \$3.38 per square foot of gross building area. Upward market condition adjustments are warranted for the time differential between 2004 and 2011. Downward adjustments are warranted for size, being significantly smaller than the subject, and condition being superior to the subject. Overall the adjustments are downward.

[Sale # 2:](#) This circa 1860 – 1945 mill contains 189,627 square feet of gross building area and sold in June 2004 for \$3.38 per square foot of gross building area. Upward market condition adjustments are warranted for the time differential between 2004 and 2011. Downward adjustments are warranted for size, being significantly smaller than the subject, and condition being superior to the subject. Overall the adjustments are downward.

[Sale # 3:](#) This circa 1901 mill contains 118,522 square feet of gross building area and sold in October 2006 for \$7.59 per square foot of gross building area. No market condition adjustments are warranted for the time differential between 2006 and 2011. Downward adjustments are warranted for size, being significantly smaller than the subject, and condition being superior to the subject. Downward locational adjustments are warranted due to the superior location in Pawcatuck. Overall the adjustments are downward.

[Sale # 4:](#) This circa 1870 mill contains 427,584 square feet of gross building area and sold in March 2007 for \$2.57 per square foot of gross building area. Downward market condition adjustments are warranted due to the sale in 2007. Downward adjustments are warranted for size, being larger than the subject, and downward adjustment for condition and location being superior to the subject. Overall the adjustments are downward.

[Sale # 5:](#) This circa 1850 mill contains 181,158 square feet of gross building area and sold in January 2008 for \$7.73 per square foot of gross building area. Downward market condition adjustments are warranted due to the sale in 2008. Major downward adjustments are warranted for size, being much smaller than the subject, and significant downward adjustment warranted for condition and location in Ivoryton. Overall the adjustments are downward.

Sale # 6: This circa 1877 mill contains 286,660 square feet of gross building area and sold in July 2008 for \$5.23 per square foot of gross building area. Downward market condition adjustments are warranted due to the sale in 2008. Downward adjustments are warranted for condition. Overall the adjustments are downward.

Sale # 7: This circa 1900 mill contains 161,041 square feet of gross building area and sold in January 2011 for \$5.23 per square foot of gross building area. No market condition adjustments are warranted due to the sale in 2011. Downward adjustments are warranted for condition, and a significant downward adjustment is warranted for location with a water view over Branford harbor. Overall the adjustments are downward.

#### SUMMARY OF ADJUSTMENTS

	\$/SF	Market Conditions	BLDG Area	Condition	Location	Overall
Sale 1	\$3.38	+	----	-	0	-
Sale 2	\$3.37	+	--	-	0	-
Sale 3	\$7.59	0	---	-	--	-
Sale 4	\$2.57	-	++	---	0	-
Sale 5	\$7.73	-	--	--	-	-
Sale 6	\$5.23	-	0	-	0	-
Sale 7	\$5.23	0	--	0	--	-

The adjustments to all sales is downward. In my opinion the sales support a value of \$2.25 per square foot for the subject building to include the land and all site improvements.

#### **SUBJECT VALUED AT \$2.25 / SF OVERALL GROSS BUILDING AREA**

No specific discount was applied due to the knowledge of environmental issues at the site.

All sales considered are similar age and style with some degree of environmental issues present. This specific property type has limited desirability and limited marketability due to age, construction techniques, building inefficiency, and significant functional obsolescence.

**RECONCILIATION:**

<b>Value Indicated by Sales Comparison Approach:</b>	\$535,000 rounded
<b>Value Indicated by Cost Approach:</b>	Not Used
<b>Value Indicated by Income Approach:</b>	Not Used

The Sales Comparison Approach takes into consideration actual sales of the most similar properties available to your appraiser with careful consideration given to the overall adjustment process. In this particular situation, the sales comparison approach is the only applicable method of valuation.

The Income Approach to value takes into consideration the ability of a property to produce income in careful relationship to the overall operating expenses. In this particular situation, there is a very limited market for rental of the building, therefore the income approach is not utilized.

The Cost Approach to value takes into consideration the estimated market value of the land, if vacant, then adds the value of site improvements and the depreciated value of the improved property. In this particular situation, no potential purchaser would consider the replacement cost of the buildings considering that the majority of the building is 100 + years old and would not be replicated in today's market, therefore the cost approach is not utilized.

An Environmental Land Use Restriction will be placed on the entire site in perpetuity, prohibiting any residential use of the land for all time. The age and construction of the majority of the building is very dated and functionally obsolete. Two areas of the building are modern construction, but are on opposite ends of the sprawling, mostly one story complex. The site has been vacant and offered for sale for over one year.

In conclusion as a result of my appraisal analysis it is my considered opinion that the market value of the subject property in its present "as is" condition, as of the effective date, July 15, 2011 was:

**Five Hundred and Thirty Five Thousand ( \$535,000 ) Dollars**

Russ Appraisal Services  
a division of RUSS, LLC



By: Howard B. Russ, SRPA  
Manager/Member RUSS, LLC  
CT Certified General Appraiser #0538  
CT Certification valid through 4/31/2012  
Rhode Island Certified General # 318G  
RI Certification valid through 12/31/2012

**PHOTOGRAPHS OF SUBJECT PROPERTY:**

Office



Modern Industrial area circa 1986 with poor access



South side office and connection buildings



Rear mill warehouse loading docks





Rear 2001 modern metal addition



Detached 8,800 square foot dated storage warehouse



Detached wood frame storage shed



Masonry antique stable





Detached guard house



Detached storage shed



Interior second story office area



Second floor office area



Dated Boiler for office



One of three high voltage power regulators for former production area



Employee entrance to mill area



Typical dated 1880 mill area



Typical dated 1880 mill area



Typical dated 1880 mill area





Modern industrial area accessed through dated mill



Modern industrial area accessed through dated mill





## Environmental Summary

Wyre Wyne Facility  
77 Anthony Street  
Jewett City, Connecticut

### Background

- The Site was first developed in the 1890's and includes a main factory complex and several outbuildings.
- The main factory complex is composed of numerous buildings constructed between 1893 and 2001.
- The Site was originally occupied by the Aspinook Mills, a textile manufacturer that operated at the Site from the early 1890's to approximately 1960.
- The 1960 Sanborn Map of the area indicates the Site was vacant at that time and owned by the Griswold Corporation.
- Wyre Wynd purchased the Site in 1964 as part of a larger tract that included the Landfill Parcel to the south and the Hydroelectric Parcel to the north.

### Environmental Investigations

- Multiple environmental investigations have been completed on the property since 1985:
  - 1994 - RCRA Facility Assessment;
  - 1995 - Phase II Investigation;
  - 1996 - A Form III and Environmental Condition Assessment Form was filed by Southwire under the Connecticut Property Transfer Act in 1996;
  - 2008 - Southwire submitted a Final Investigation Report and Remedial Action Plan to Connecticut Department of Environmental Protection (CTDEP).

### Remedial Plans and Options

- Remedial plan envisions filing of Environmental Land Use Restrictions (ELURs) followed by quarterly groundwater sampling and reporting for 2-5 years.
- ELURs envisioned include the following restrictions:
  - Industrial/Commercial Land Use Only;
  - Buildings to remain in place;
  - Pavement needs to be maintained;
  - Upper two feet of top soil can not be disturbed.
- Other options that do not include land use restrictions can be considered if it meets the buyers needs

### Environmental Reports Available

- Final Site Investigation Report, Phase III Environmental Site Assessment & Remedial Action Report (July 28, 2008);
- Phase I Environmental Site Assessment, May 2009;
- Phase III Environmental Site Assessment, November 2009.

*Environmental Solutions and Liability Management*



**FINAL SITE INVESTIGATION REPORT**  
**PHASE III ENVIRONMENTAL SITE ASSESSMENT & REMEDIAL**  
**ACTION REPORT**

**Wyre Wynd**  
**77 Anthony Street**  
**Jewett City (Griswold), Connecticut**  
**EPA I.D. # CTD00259046**

Prepared for:  
Southwire Company  
One Southwire Drive  
Carrollton, GA 30119

Prepared By:  
Groundwater & Environmental Services, Inc.  
425B Hayden Station Road  
Windsor, CT 06095

July 28, 2008

  
Matthew M. Coldwell, L.E.P.  
Senior Project Manager



The following is a summarization of the Final Environmental Assessment. Please refer to the entire document for clarification.



## 1.0 INTRODUCTION

This report summarizes the findings and observations of a series of investigations and remedial actions carried out at the property known as Wyre Wynd located at 77 Anthony Street in Jewett City (Griswold), New London County, Connecticut (the "Site"). This report addresses the reporting requirements of a Phase III Investigation Report and a Remedial Action Report. The report is consistent with the requirements of the Remediation Standard Regulations (§§22a-133-1 through 3 of the Regulations of Connecticut State Agencies (RCSA)) and the Connecticut Department of Environmental Protection (DEP) *Site Characterization Guidance Document*. Groundwater and Environmental Services, Inc. (GES) completed this report at the request of Southwire Company (Southwire).

Southwire formerly owned the Site, but sold it to Live Wire, Inc. in March 1996. Because the Site was an Establishment as defined by §22a-134 of the Connecticut General Statutes (CGS), Southwire filed a Form III certification and an Environmental Condition Assessment with the Connecticut Department of Environmental Protection (DEP) in April 1996. By a letter dated May 15, 1997, DEP indicated that investigation and remediation of the Site might be verified by a Licensed Environmental Professional.

In addition, Southwire agreed with the Environmental Protection Agency (EPA) to perform a RCRA Facility Investigation and Corrective Action at the Site. Wyre Wynd had been a small quantity generator of RCRA hazardous waste and had operated a hazardous waste drum storage area at the Site.

## 17.8 Conclusions

Review and analysis of the data collected at Wyre Wynd demonstrate that the Site will have been investigated and remediated in accordance with the RSRs when the following have been completed:

- Approval of the variance application for the shallow soil located north of the 2001 Factory Annex
- Completion and recording of the appropriate Environmental Land Use Restrictions
- Completion of two years of post remediation groundwater monitoring

With the completion of these final steps, the Site will have met all requirements of the RSRs, and potential risk to human health and the environment will be minimized and compliant with regulatory requirements. At that point, the Site may be verified by an LEP subject to the requirements of CGS §22a-133a.

Site Type: RCRA Corrective Action **WYRE WYND****Jewett City, Connecticut**

New London County

*Street Address:* 77 Anthony Street*Zip Code:* 06351*Congressional**District(s):* 02*EPA ID #:* CTD002590461*Site ID #:**Site Alias:* SOUTHWIRE COMPANY, LIVE  
WIRE, GLOBAL WIRE, SUMMIT  
HYDROPOWER*Environmental Indicators* Current Human Exposures Under*Status:* Control = YES, Groundwater

Release Under Control = YES

**Description**

The Wyre Wynd site is a 62-acre property in the Borough of Jewett City, which is a part of the Town of Griswold. The site includes three parcels: 1) *landfill parcel*: a closed ash landfill; 2) *manufacturing parcel*: a former wire manufacturing facility; and, 3) *hydro parcel*: an active hydroelectric plant. The site was originally owned and operated by Aspinook Mills, a textile manufacturer, from approximately 1893 to 1964. Aspinook Mills operated two coal-fired boilers and disposed of the coal ash on the landfill parcel. Southwire Company purchased the site in 1970 and manufactured wire products on the Site through 1996. Southwire sold the manufacturing parcel to Live Wire, Inc. in 1996 and the hydro parcel to Summit Hydropower, Inc. in 1997. Southwire has retained ownership of the landfill parcel and in 1997 recorded a conservation easement for the property on the Griswold land records to maintain it in its natural, open condition.

Southwire has retained responsibility for investigating and remediating the entire site under Connecticut's Property Transfer Act and Voluntary Remediation Program and has worked simultaneously to meet RCRA Corrective Action requirements at the site. Since 1995, Southwire has completed numerous soil, sediment, surface water and groundwater investigations throughout the Site to identify and characterize potentially impacted areas. The majority of the impacts at the Site are related to past disposal of coal ash and placement of debris from previous site demolition activities and structure fires. Southwire has also performed various soil cleanup activities, including the excavation and removal of over 6,000 cubic yards soils impacted with arsenic and PAHs and the removal of 5 underground storage tanks (USTs).

**Current Status**

From June 15 through July 29, 2011 the Connecticut Department of Environmental Protection (DEP) and EPA are inviting public comment on Southwire's proposed remediation measures for each of the parcels associated with the site. Southwire's remediation proposal is summarized below. If approved, Southwire anticipates performing the restoration activities in late summer 2011.

### Landfill Parcel

The following five activities are proposed at the landfill parcel;

1. Placement of two feet of clean soil over 4 acres of soil impacted with arsenic and polyaromatic hydrocarbons (PAHs) likely from coal ash from the former Aspinook Mill;
2. Removal and off-site disposal of plating sludge-like material;
3. Removal and off-site disposal of polychlorinated biphenyls (PCBs)-impacted soil likely from the residue of fluorescent light ballasts contained in past demolition/structure fire debris;
4. Placement of clean soil over existing areas where exposed coal ash is visibly present
5. Recording an environmental land use restriction (ELUR), a restrictive land use covenant, on the landfill parcel deed to limit disturbance of subsurface soils and prevent future residential development.

### Manufacturing Parcel

An ELUR is proposed on the manufacturing parcel to limit disturbance of subsurface soil in certain areas and prevent future residential development.

### Hydroelectric Parcel

An ELUR is proposed on the hydro parcel to limit disturbance of subsurface soil in certain areas and prevent future residential development.

### ***For more information and to comment on the proposal...***

Public comments on this proposal are an important contribution to DEP and EPA's decision making. Members of the public are invited to:

- review the restoration proposal fact sheet (pdf attached);
- review site documents available at: The Slater Library 26 Main Street, Jewett City, CT 06351860-376-0024 Hours: Mon. through Thurs. Noon - 7:00 p.m.  
Fri. Noon - 5:00 p.m. Sat.10:00 a.m. - 2:00 p.m.
- join us for a public information meeting, which will include a brief presentation on the proposal and an opportunity for questions and discussion, on June 27, 2011 at 6:30 pm in the Town of Griswold Town Hall, Probate Court Meeting Room (2<sup>nd</sup> floor); and

- provide written comments to DEP (to the attention of Mark Lewis, DEP - see address below under "State Contact") during the 45 day public comment period from June 15, through July 29, 2011.

Following the public comment period, DEP and EPA will consider all public comments in determining the final restoration plan.

If you have any questions about this effort, please contact any of the individuals listed below under "Contacts:"

## Photos




## Links to Other Information

[\[Back to Top\]](#)

[Disclaimer](#)

[Instructions about PDF](#) 

[Current Human Exposures Under Control Environmental Indicator Determination, 03/26/2002](#) 

[Migration of Contaminated Groundwater Under Control Environmental Indicator Determination, 03/18/2002](#) 

[EPA Corrective Action Website](#)

[EPA - RCRA Cleanup Enforcement Authorities Website](#)

[Fact Sheet: Proposed Restoration Plan, 06/13/2011 \(481 KB\)](#) 

## Public Record Locations

[\[Back to Top\]](#)

OSRR Records and Information Center, 1st Floor, 5 Post Office Square, Suite 100 (HSC), Boston, MA 02109-3912 (617) 918-1440

## Contacts

[\[Back to Top\]](#)

### EPA Project Manager

Address:

Phone #:

E-Mail Address:

### Stephanie Carr

US Environmental Protection Agency  
5 Post Office Square, Suite 100  
Mail Code: OSRR07-3  
Boston, MA 02109-3912  
617-918-1363  
[carr.stephanie@epa.gov](mailto:carr.stephanie@epa.gov)

### State Contact

Address:

Phone #:

E-Mail Address:

### Mark Lewis

CTDEP  
79 Elm Street  
Hartford, CT 06106-5127  
860-424-3768

### Facility Contact

Address:

Phone #:

E-Mail Address:

### Paul Sims

Southwire Co  
1 Southwire Drive  
Carrolton, GA 30119  
770-832-4679





# Wyre Wynd Fact Sheet

## Introduction

The Connecticut Department of Environmental Protection (DEP) and the U.S. Environmental Protection Agency (EPA) are requesting public comment on a proposal by the Wyre Wynd Division of Southwire Company to complete various environmental restoration activities. These activities include excavation of impacted soils, construction of an engineered soil cover, and placement of an environmental land use restriction (ELUR) at the former Wyre Wynd facility at 77 Anthony Street, Griswold, CT (the Site). This fact sheet has been prepared to inform the public of the proposed restoration activities and to request input from the public regarding the proposed cleanup. The proposed activities are being carried out under DEP's Voluntary Remediation and Property Transfer Programs and the Federal Resource Conservation and Recovery Act (RCRA), which include requirements for investigating and cleaning up industrial facilities. In accordance with these programs, Southwire has worked closely with DEP and EPA to investigate the Site and develop a restoration proposal that is protective of both human health and the environment.

## Background/History

The 62-acre Site includes three parcels: 1) landfill parcel: a closed ash landfill; 2) manufacturing parcel: a former wire manufacturing facility; and, 3) hydro parcel: an active hydroelectric plant and dam (Figure 1). Originally, Aspinook Mills, a textile manufacturer, owned and operated on the Site from approximately 1893 to 1964. Aspinook Mills operated two coal-fired boilers and disposed of the coal ash on the landfill parcel. Southwire purchased the Site in 1970 and manufactured wire products on the Site through 1996. Southwire sold the manufacturing parcel to Live Wire, Inc. in 1996 and the hydro parcel to Summit Hydropower, Inc. in 1997. Southwire has retained ownership of the landfill parcel and in 1997 recorded a conservation easement for the property on the Griswold land records. The conservation easement ensures that the property will be maintained in its natural, scenic, and open condition in perpetuity.

The Site is bordered by the Quinebaug River to the west and southwest; railroad tracks to the east; and Anthony Street and a cemetery to the southeast. The adjacent areas to the north, east, and south are a high-density, mixed commercial/residential, urbanized area. The groundwater at the Site and in the immediate vicinity is classified by DEP as "GB". Groundwater classified as GB is intended for industrial process water and cooling waters and is presumed not suitable for human consumption. A public water system has been in place since the late 1800s and is currently serviced by the Jewett City Water Company.

## Past Investigations and Restoration

Since 1995, Southwire has completed numerous soil, sediment, surface water and groundwater investigations throughout the Site to identify and characterize potentially



Figure 1

impacted areas. The findings of these investigations were provided in reports completed by AARON Environmental (1995, 1998, and 2000), Superior Environmental and NewFields (2003), and NewFields (2002, 2003, and 2010). These documents have all been submitted to the DEP and are available to the public at the Slater Library (*see reverse for location and hours*). The majority of the impacts at the Site are related to past disposal of coal ash and placement of debris from previous site demolition activities and structure fires. Various soil cleanup activities have occurred including the excavation and removal of over 6,000 cubic yards of soil impacted with arsenic and polycyclic aromatic hydrocarbons (PAHs) and the removal of 5 underground storage tanks (USTs). Human health and ecological risk assessments completed for the site concluded that implementation of the planned restoration activities will result in conditions that are safe for human health and the environment.

\* 109261 \*

RDMS DocID 109261





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• [Email this listing](#)

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**Name:** Former Wyre Wynd mfg plant-REDUCED!

**Address:** 77 Anthony Street

**City:** Jewett City

**State:** CT

**Primary Use:** Industrial

**Lease or Purchase:** Lease/Purchase

**For Sale:** \$750,000

**For Lease:** \$3.75/sf NNN

**Age:** 1894 - 2002

**Sq Ft:** 200,000+/-sf

**Acres:** 17+/-



<< [Previous](#)

1 of 1 Photos

[Next](#) >>

**I-395 Exit 84, north on Route 12, left on South Main street, right on Anthony Street. Located at end of Anthony Street.**

200,000+/-sf former Wyre Wynd manufacturing plant recently closed. Excellent shape throughout. 8+ buildings total, all various sizes but interconnected. Ample parking, next to railroad tracks. Two story office building has 6,600sf+/- . Less than 1.5 miles from I-395. SALE PRICE REDUCED - NOW \$750,000.

Water: Yes

Sewer: Yes

Sloping: Yes

Wetlands: Unknown

Level: Yes

Ceiling: 16' to 22'

Overhead: 3

Parking: Ample parking

Loading: 3

Floors: 1 - 2

Zone: B1

**200,000+/-sf**

[Map Location \(click here\)](#)

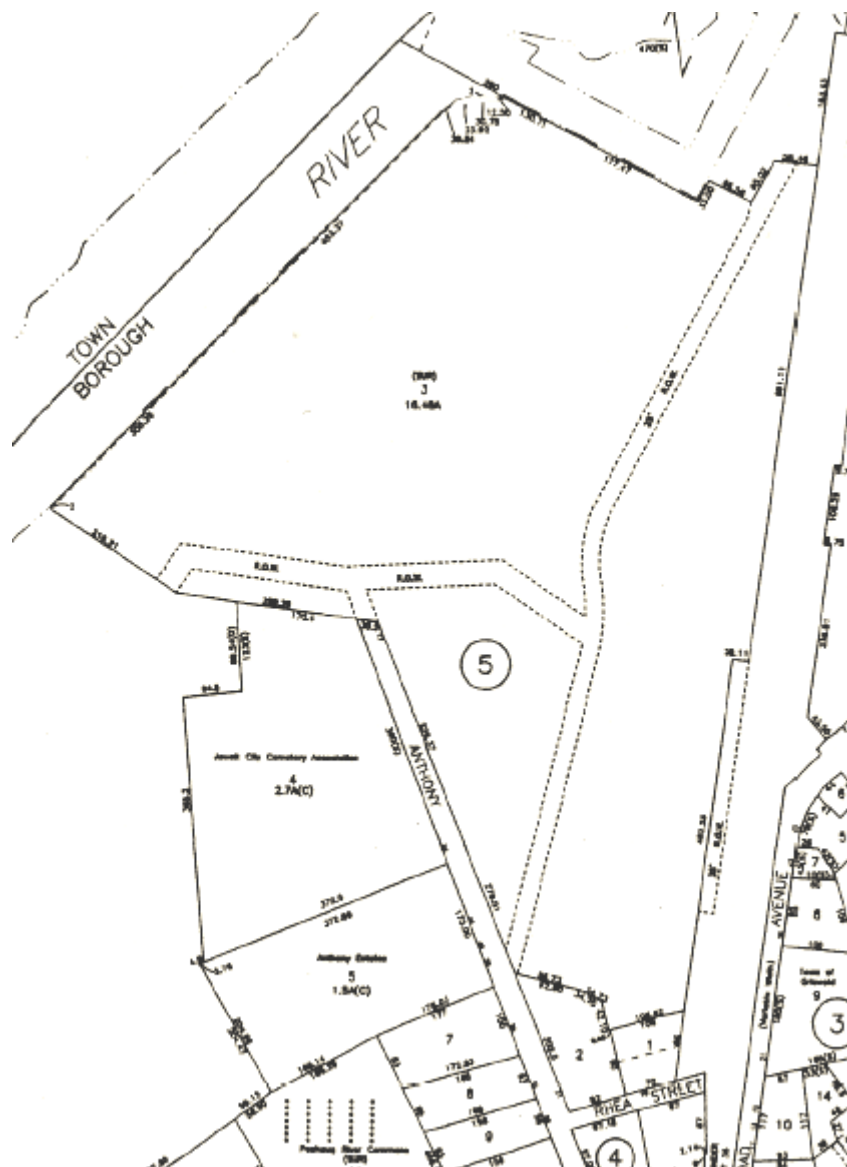
[CERC SiteFinder](#)

Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.

**ASKING PRICE \$3.75 / SF TO INCLUDE LAND AND ALL SITE IMPROVEMENTS**

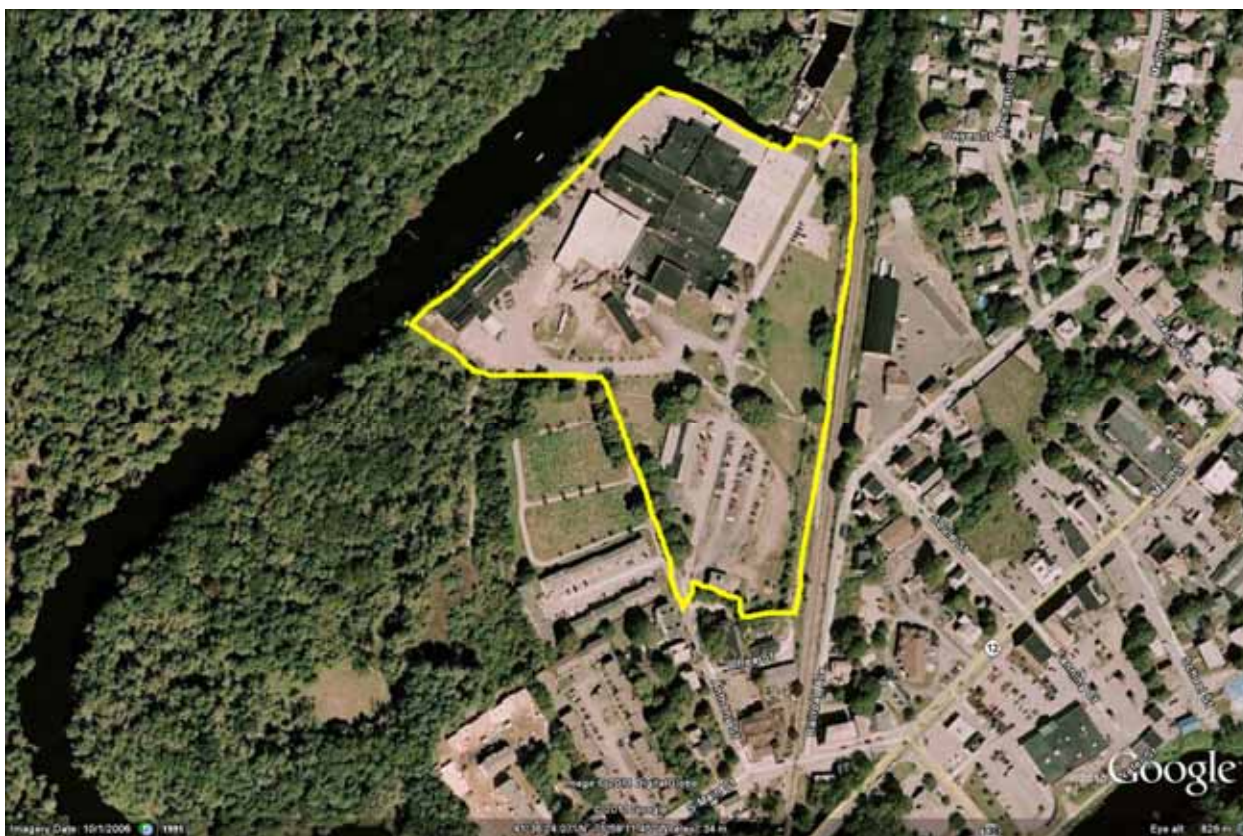
Russ Appraisal Service



**SITE SKETCH:**

SUBJECT IS LOT 5

**AERIAL IMAGE OF SITE**







**LEGAL DESCRIPTION:**

Book: 314 Page: 571 1 of 4

Doc ID: 000250930004 Type: LAN  
 BK 314 PG 571-574

Return to:

Gallagher, Callahan & Gartrell, PA  
 214 No. Main St.  
 PO Box 1415  
 Concord, NH 03302-1415

---

**WARRANTY DEED**

**KNOW ALL PERSONS BY THESE PRESENTS**, that **WYRE WYND CORPORATION**, a Delaware corporation having an address of 77 Anthony Street, Jewett City, Connecticut 06351, for consideration paid, grants to **NEGEV WIRE TRADING INC.**, a Delaware corporation having an address of 77 Anthony Street, Jewett City, Connecticut 06351, with **WARRANTY COVENANTS**, the following described real estate located in the Town of Griswold, Connecticut, more particularly described on the attached **Exhibit A**.

EXECUTED this 1st day of July, 2008.

WYRE WYND CORPORATION

By:

  
 Michael Katz  
 Chairman of the Board of Directors

Book: 314 Page: 571 4 of 4

S 60° 36' 30" E a distance of 66.56 feet to a point;  
 N 29° 52' 25" E a distance of 65.02 feet to a point; and  
 S 80° 34' 22" E a distance of 58.46 feet to a point;

Thence the following three courses and distances along the west line of the Providence and Worcester Rail Road:

S 09° 25' 38" W a distance of 691.11 feet to a point;  
 N 79° 29' 32" W a distance of 28.11 feet to a point; and  
 S 09° 18' 28" W a distance of 482.25 feet to the point of beginning.

And said property is conveyed together with the rights, if any, and in common with others, in and to the following:

1. A right of way over a strip of land 350 feet long by 25 feet wide in favor of Charles Johnson as set forth in a Warranty Deed to Norwich & Worcester Railroad Company from said Charles Johnson, dated August 2, 1864, and recorded in the Griswold Land Records in Volume 7, Page 480.
2. Rights of way in and to Johnson Lane (now known as Anthony Street) and to the passway from the Depot Grounds of the Railroad Company to said Johnson Lane as set forth in Warranty Deed from Charles C. Johnson to The Aspinook Company dated June 17, 1893, and recorded in the Griswold Land Records in Volume 14, Page 63.
3. Declaration of Reciprocal Easements and Other Rights by and Between Southwire Company and Live Wire Inc. dated as of March 29, 1996, and recorded in the Griswold Land Records in Volume 170, Page 779.

Conveyance Tax Received  
 State \$ 4,000 Local \$ 1,000 No 400,000.  
Erin Ouyang  
 Town Clerk Of Griswold

WARRANTY DEED  
 WYRE WYND CORPORATION TO NEGEV WIRE TRADING INC. Received for Record at GRISWOLD, CT  
 On 07/03/2008 At 1:44:19 pm PAGE 4

Erin Ouyang  
 Town Clerk



EXHIBIT A

That certain piece or parcel of land, with the improvements thereon and the appurtenances thereto, known as the Wyre Wynd plant and situated at No. 77 Anthony Street in the Borough of Jewett City in the Town of Griswold, County of New London, and State of Connecticut, and being designated as "Live Wire Parcel" on a certain map or plan entitled "MAP OF PROPERTY OF SOUTHWIRE COMPANY TO BE TRANSFERRED TO LIVE WIRE INC. 77 ANTHONY STREET, JEWETT CITY, CONN. RUSSELL W. WALDO P.E. & L.S. and Assoc., P.C. Date Feb. 15, 1996 Revised Feb. 27, 1996 March 5, 1996 March 21, 1996 March 27, 1996" consisting of Sheet 1 of 2 and Sheet 2 of 2 and certified by Russell W. Waldo, Land Surveyor, which map or plan is filed or to be filed in the office of the Griswold Town Clerk, reference to which is hereby made, and being more particularly described as follows:

Beginning at a point in the west line of the Providence and Worcester Rail Road, which point is at the northeast corner of land now or formerly of Aubin; thence S 77° 31' 03" W along said land of Aubin 106.92 feet to a point;

Thence following three courses and distances along land now or formerly of Patti:

- N 12° 07' 33" W a distance of 41.94 feet to a point;
- N 61° 22' 02" W a distance of 34.73 feet to a point; and
- N 73° 12' 28" W a distance of 86.23 feet to a point;

Thence the following three courses along the apparent northeast line of the roadway known as Anthony Street:

- N 46° 00' 18" W a distance of 25.03 feet to a point;
- N 19° 27' 19" W a distance of 275.01 feet to a point; and
- N 19° 37' 04" W a distance of 228.37 feet to a point;

Thence the following fourteen courses along other land now or formerly of Southwire Company:

- N 80° 08' 54" W a distance of 289.29 feet to a point;
- N 54° 12' 22" W a distance of 216.21 feet to a point;
- N 48° 10' 56" E a distance of 305.26 feet to a point;
- N 47° 48' 11" E a distance of 453.37 feet to a point;
- N 55° 18' 40" E a distance of 39.84 feet to a point;
- N 82° 41' 23" E a distance of 23.92 feet to a point;
- S 84° 08' 56" E a distance of 30.78 feet to a point;
- N 56° 27' 20" E a distance of 12.50 feet to a point;
- S 59° 20' 27" E a distance of 130.71 feet to a point;
- S 60° 09' 43" E a distance of 177.47 feet to a point;
- N 29° 50' 17" E a distance of 33.00 feet to a point;

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STATE OF  
COUNTY OFCT  
New London

On this the 1st day of July, 2008, before me, the undersigned officer, personally appeared the above-named Michael Katz, Chairman of the Board of Directors of Wyre Wynd Corporation, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose therein contained.

In witness whereof I hereunto set my hand and official seal.

SEAL

Jean S. Rane  
Notary Public  
My Commission Expires 1/31/2011  
Print name Jean S. Rane

[illegible]



Property Location: 77 ANTHONY ST  
 Vision ID: 10493  
 Account # 00522100  
 M/AP ID: 26/ 5/ 3/ /  
 Bldg Name: METAL BLT 1986  
 Bldg #: 1 of 3  
 Sec #: 1 of 1  
 Card 1 of 5  
 State Use: 4000  
 Print Date: 07/14/2011 12:29

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	42		Mill				
Model	96		Ind/Comm				
Grade	03		Average				
Stories	1						
Occupancy	1						
Exterior Wall 1	20		Brick/Masonry				
Exterior Wall 2	27		Pre-flash Mett				
Roof Structure	01		Flat				
Roof Cover	02		Rolled Compos				
Interior Wall 1	01		Minim/Masonry				
Interior Wall 2							
Interior Floor 1	03		Coner-Finished				
Interior Floor 2	04		Coner Abv Grad				
Heating Fuel	03		Gas				
Heating Type	03		Hot Air-no Duc				
AC Type	01		None				
Bldg Use	4000		INDUSTRIAL M96				
Total Rooms	00						
Total Bedrms	0						
Total Baths	0						
Heat/AC	00		NONE				
Frame Type	03		MASONRY				
Baths/Plumbing	02		AVERAGE				
Ceiling/Wall	00		NONE				
Rooms/Frns	02		AVERAGE				
Wall Height	20						
% Conn Wall	0						
OB-OUTBUILDING & YARD ITEMS(L)/XF-BUILDING EXTRA FEATURES(B)				BUILDING SUB-AREA SUMMARY SECTION			
Code	Description	Sub	Sub Description	L/B	Units	Unit Price	Nr
PAV1	PAVING-ASPF	L		125,000	50	2001	0
PAV2	PAVING-CON	L		7,500	5.00	2001	0
FN3	FENCE-6" CH	L		2,673	12.00	2001	0
FN2	FENCE-5" CH	L		560	11.00	2001	0
RRR	RAILROAD SI	L		1,140	50.00	2001	0
SPR1	SPRINKLERS	B		184.7	1.25	1961	1
AC	AIR CONDITI	B		10,362	20.00	1961	1
MEZ3	W/PARTITION	B		2,902	20.00	1961	1
LDL1	LOAD LEVEL	B		5	3,000.00	1961	1
Code	Description	Sub	Sub Description	Living Area	Gross Area	Eff. Area	Unit Cost
AOF	Office, (Average)			10,344	10,344	13,964	62.35
BAS	First Floor			152,043	152,043	152,043	46.19
CAN	Canopy			0	477	72	6.97
FPP	Porch, Enclosed			0	150	75	23.10
FGR	Garage			900	1,200	900	34.64
FUS	Upper Story, Finished			19,612	18,631	43.88	860.566
SDA	Store Display Area			2,736	2,736	3,420	57.74
ULP	Loading Platform, Unfinished			0	3,136	627	9.24
Tot. Gross Liv/Lease Area:				185,635	189,698	189,732	8,763,721

Property Location: 77 ANTHONY ST  
Vision ID: 10493

MAP ID: 26/ 5/ 3/ /  
Bldg #: 1 of 3  
Sec #: 1 of 5

Bldg Name:  
State Use: 4000  
Print Date: 07/14/2011 12:29

<b>CURRENT OWNER</b> NEGVE WIRE TRADING INC C/O GLOBAL WIRE - MICHAEL KAT 20630 PLUMMER ST CHATSWORTH, CA 91311 Additional Owners:		<b>TOPO.</b> UTILITIES STRT./ROAD LOCATION		<b>CURRENT ASSESSMENT</b> Code Appraised Value Assessed Value		6058 GRISWOLD, CT  <b>VISION</b>	
Other ID: 00002 0000 00000 SUPPLEMENTAL DATA ASSOC PID#		BK-VOL/PAGE SALE DATE SALE PRICE V.C.		Total: 1,751,700 1,226,190		PREVIOUS ASSESSMENTS (HISTORY) Yr. Code Assessed Value Yr. Code Assessed Value	
GIS ID: 26-5-3 <b>RECORD OF OWNERSHIP</b>		EXEMPTIONS Year Type Description Amount Code Description Number Amount Comm. Int.		Total:		This signature acknowledges a visit by a Data Collector or Assessor	
NBHD/ SUB G/A		NBHD NAME STREET INDEX NAME TRACING BATCH		Total:		<b>APPRAISED VALUE SUMMARY</b> Appraised Bldg. Value (Card) Appraised XF (B) Value (Bldg) Appraised OB (L) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method: Adjustment: Net Total Appraised Parcel Value	
NOTES		<b>BUILDING PERMIT RECORD</b> Permit ID Issue Date Type Description Amount Insp. Date % Comp. Date Comp. Comments		Date Type IS ID C.d. Purpose/Result		<b>VISIT/ CHANGE HISTORY</b>	
<b>LAND LINE VALUATION SECTION</b> B Use Code Description Zone ID Frontage Depth Units Unit Price I. Factor S.A. C. Factor ST. Idx Adj. Notes- Adj. Special Pricing A.fj. Unit Price Land Value		0.00 AC Parcel Total Land Area: 16.44 AC Total Card Land Units:		Total Land Value: 0		0	





Property Location: 77 ANTHONY ST  
Vision ID: 10493

Account # 00522100

MAP ID: 26/ 5/ 3/ /

Bldg #: 2 of 3

Bldg Name: 6058  
GRISWOLD, CT

1 Card 3 of 5

State Use: 4000

Print Date: 07/14/2011 12:29

**CURRENT ASSESSMENT**

Code	Description	Assessed Value	Appraised Value
3-1	IND LAND	812,000	1,160,000
3-2	IND BLDG	127,400	182,000
3-3	IND IMPR	286,790	409,700

**SUPPLEMENTAL DATA**

Block: 00002 0000 00000

Dist: 1

I+E 2006 Y

Freeze

Loc #

**VISION**

Total: 1,751,700

1,226,190

**RECORD OF OWNERSHIP**

NEGVE WIRE TRADING INC

NEGVE WIRE TRADING INC

WYRE WYND CORPORATION

LIVE WIRE INC

SOUTH WIRE COMPANY

**OTHER ASSESSMENTS**

Code Description Amount

07/16/2008 U 1 400,000 25

07/03/2008 U 1 400,000 25

11/09/2005 U 1 1,000,000 0

04/01/1996 Q 0 0

00081/0267

**PREVIOUS ASSESSMENTS (HISTORY)**

Yr.	Code	Assessed Value	Appraised Value
2006	3-1	812,000	1,160,000
2006	3-2	127,400	182,000
2006	3-3	286,790	409,700

**EXEMPTIONS**

Year Type Description

**ASSESSING NEIGHBORHOOD**

STREET INDEX NAME

TRACING

BATCH

**NOTES**

**BUILDING PERMIT RECORD**

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

**LAND LINE VALUATION SECTION**

Unit Price	Units	Depth	Frontage	Zone	D	I	Factor	S.A.	Disc	Acre	C. Factor	ST. Idx	A.dj	Notes	Adj	Special Pricing	Ad. Unit Price	Land Value
0	SF			B-1			1.00	0	1.00000		1.00	1.00	0.00				0.00	0

**VISIT/CHANGE HISTORY**

Date	Type	IS	ID	Cd.	Purpose/Result
9/13/2006	BD			11	Reval Field Review
10/5/2000	NS			00	Measur--Listed
2/8/1993	RT			43	Change Reinspection
2/8/1993	RT			43	Change Reinspection
5/7/1992	RT			00	Measur--Listed

**NET TOTAL APPRAISED PARCEL VALUE**

1,751,700

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1,751,700

**ADJUSTMENT**

0

**EXEMPTIONS**

Year Type Description

**ASSESSING NEIGHBORHOOD**

STREET INDEX NAME

TRACING

BATCH

**NOTES**

**BUILDING PERMIT RECORD**

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

**LAND LINE VALUATION SECTION**

Unit Price	Units	Depth	Frontage	Zone	D	I	Factor	S.A.	Disc	Acre	C. Factor	ST. Idx	A.dj	Notes	Adj	Special Pricing	Ad. Unit Price	Land Value
0	SF			B-1			1.00	0	1.00000		1.00	1.00	0.00				0.00	0

**VISIT/CHANGE HISTORY**

Date	Type	IS	ID	Cd.	Purpose/Result
9/13/2006	BD			11	Reval Field Review
10/5/2000	NS			00	Measur--Listed
2/8/1993	RT			43	Change Reinspection
2/8/1993	RT			43	Change Reinspection
5/7/1992	RT			00	Measur--Listed

**NET TOTAL APPRAISED PARCEL VALUE**

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1,751,700

**ADJUSTMENT**

0

**EXEMPTIONS**

Year Type Description

**ASSESSING NEIGHBORHOOD**

STREET INDEX NAME

TRACING

BATCH

**NOTES**

**BUILDING PERMIT RECORD**

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

**LAND LINE VALUATION SECTION**

Unit Price	Units	Depth	Frontage	Zone	D	I
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Property Location: 77 ANTHONY ST										MAP ID: 26/ 5/ 3/ 1										Bldg #: 2 of 3										Bldg Name:										State Use: 4000									
Vision ID: 10493										Sec #: 1 of 1										Card 4 of 5										Print Date: 07/14/2011 12:29																			
<b>CURRENT OWNER</b> NEGEV WIRE TRADING INC C/O GLOBAL WIRE - MICHAEL KAT 20630 PLUMMER ST CHATSWORTH, CA 91311 Additional Owners:										<b>TOPO.</b> UTILITIES SUPPLEMENTAL DATA Other ID: 00002 0000 000000										<b>STRT./ROAD</b> LOCATION										<b>CURRENT ASSESSMENT</b> Code Appraised Value Assessed Value 6058 GRISWOLD, CT <b>VISION</b>																			
<b>RECORD OF OWNERSHIP</b> GIS ID: 26-5-3 BK-VOL/PAGE ASSOC PID# SALE DATE SALE PRICE V.C.										<b>OTHER ASSESSMENTS</b> Amount Number Comm. Int.										<b>PREVIOUS ASSESSMENTS (HISTORY)</b> Yr. Code Assessed Value Yr. Code Assessed Value Yr. Code Assessed Value Total: 1,751,700 1,226,190																													
<b>EXEMPTIONS</b> Year Type Description Amount Code Description Amount Number Comm. Int.										<b>ASSESSING NEIGHBORHOOD</b> NBHD/ SUB G/A NBHD NAME STREET INDEX NAME TRACING BATCH Total:										<b>APPRAISED VALUE SUMMARY</b> Appraised Bldg. Value (Card) 0 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 187,500 Appraised Land Value (Bldg) 0 Special Land Value 0 Total Appraised Parcel Value 1,751,700 Valuation Method: C Adjustment: 0 <b>Net Total Appraised Parcel Value 1,751,700</b>																													
<b>BUILDING PERMIT RECORD</b> Permit ID Issue Date Type Description Amount Insp. Date % Comp. Date Comp. Comments Date Type IS ID C.d. Purpose/Result										<b>LAND LINE VALUATION SECTION</b> Unit Price Units Depth Frontage Zone ID Use Description I. Factor S.A. C. Factor ST. Idx A.I.j Notes-Adj Special Pricing Adj Unit Price Land Value																																							
<b>Total Card Land Units: 0.00 AC</b>										<b>Parcel Total Land Area: 16.44 AC</b>										<b>Total Land Value: 0</b>																													

Property Location: 77 ANTHONY ST Vision ID: 10493		MAP ID: 26/ 5/ 3 /		Bldg Name: Bldg #: 1 of 5		State Use: 4000 Print Date: 07/14/2011 12:29	
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CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description				
				<b>MIXED USE</b>							
				Code	Description	Percentage					
				400V	INDUSTRIAL M00	100					
				<b>COST/MARKET VALUATION</b>							
				Cost Trend Factor							
<b>OB-OUTBUILDING &amp; YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)</b>											
Code	Description	Sub	Sub Description	L/B Units	Unit Price	Yr	Gde	Dp Rt	End	%Cnd	Apr Value
#38S				L	3,000	32.00	2001	0		30	28,800
<b>BUILDING SUB-AREA SUMMARY SECTION</b>											
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value					
		Ttl. Gross Liv/Lease Area:		0	0	0					

No Photo On Record

Property Location: 77 ANTHONY ST		Account # 00522100		MAP ID: 26/ 5/ 3/ 1		Bldg #: 3 of 3		Sec #: 1 of 1		Card 5 of 5		State Use: 4000	
Vision ID: 10493												Print Date: 07/14/2011 12:29	
CURRENT OWNER		TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT		6058 GRISWOLD, CT	
NEGEV WIRE TRADING INC		1 Level		1 All Public		1 Paved		1 Urban		3-1		812,000	
C/O GLOBAL WIRE - MICHAEL KAT.										3-2		127,400	
20630 PLUMMER ST										3-3		286,790	
CHATS WORTH, CA 91311													
Additional Owners:													
Other ID:		00002 0000 00000		SUPPLEMENTAL DATA		Block							
Sub-Div						Dist		1					
Photo						H-E		2006					
Ward						Freeze							
Prec.						Loc #							
Census													
GIS ID: 26-5-3						ASSOC PID#				Total		1,751,700	
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		q/pd		v/f		SALE PRICE		V.C.	
NEGEV WIRE TRADING INC		314/ 809		07/16/2008		U		1		0 IF			
NEGEV WIRE TRADING INC		314/ 571		07/03/2008		U		1		400,000		25	
WYRE WYND CORPORATION		283/1014		11/09/2005		U		1		0 IF			
LIVE WIRE INC		170/ 775		04/01/1996		Q				1,000,000		2006	
SOUTH WIRE COMPANY		000810267								0			
Total:										Total:		1,226,190	
EXEMPTIONS		Amount		Code		Description		Number		Amount		Comm Int.	
Year		Type		Description									
Total:													
NBHD/ SUB		NBHD NAME		STREET INDEX NAME		TRACING		BATCH					
G/A													
Total:													
OTHER ASSESSMENTS		Amount		Code		Description		Number		Amount		Comm Int.	
Year		Type		Description									
Total:										Total:		1,444,520	
This signature acknowledges a visit by a Data Collector or Assessor													
APPROPRIATE VALUE SUMMARY													
Appraised Bldg. Value (Card)												0	
Appraised XF (B) Value (Bldg)												0	
Appraised OB (L) Value (Bldg)												161,200	
Appraised Land Value (Bldg)												0	
Special Land Value												0	
Total Appraised Parcel Value												1,751,700	
Valuation Method:												C	
Adjustment:												0	
Net Total Appraised Parcel Value												1,751,700	
VISIT/CHANGE HISTORY		Date		Type		IS		ID		Cd		Purpose/Result	
9/13/2006		RD		11		Reval Field Review							
10/5/2000		NS		00		Measur+Listed							
2/8/1993		RT		43		Change Reinspection							
2/8/1993		RT		43		Change Reinspection							
5/7/1992		RT		00		Measur+Listed							
LAND LINE VALUATION SECTION		Unit Price		Units		Depth		Zone		D		Frontage	
3		400V INDUSTRIAL M00		B-1		0 SF		0.00		1.00		1.00	
Parcel Total Land Area:		16.44 AC		Total Card Land Units:		0.00 AC		Parcel Total Land Area:		16.44 AC		Total Land Value:	
0												0	

Property Location: 77 ANTHONY ST  
 Vision ID: 10493

Account #00522100  
 MAP ID: 261 51 3/1

Bldg Name:  
 Sec #: 1 of 5

Card 5 of 5

State Use: 4000  
 Print Date: 07/14/2011 12:29

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Cd.	Ch.	Description
Model	00		Vacant
		MIXED USE	
Code	Description	400V	INDUSTRIAL M100
		Percentage	
		100	
		COST/MARKET VALUATION	
		Adj. Base Rate:	
		Section, RCN:	
		Net Other Adj:	
		Replace Cost	
		AYB	
		Dep Code	
		Remodel Rating	
		Year Remodeled	
		Dep %	
		Functional Obslnc	
		External Obslnc	
		Cost Trend Factor	
		Status	
		% Complete	
		Overall % Cond	
		Apprais Val	
		Dep % Ovr	
		Dep Ovr Comment	
		Misc Imp Ovr	
		Misc Imp Ovr Comment	
		Cost to Cure Ovr	
		Cost to Cure Ovr Comment	
		OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)	
Code	Description	Sub	Sub Description
#39S	ATT	1,775	32,000
#40B	ATT	1,000	20,000
#42S	ATT	8,320	35,000
#43C	ATT	10,080	20,000
PUMP	ATT	3,192	40,000
		234	10,000
		BUILDING SUB-AREA SUMMARY SECTION	
Code	Description	Living Area	Gross Area
			Eff. Area
			Unit Cost
			Undeprec. Value
		Ttl. Gross Liv/Lease Area:	
		0 0 0 0	

No Photo On Record