



CRAMER & ANDERSON^{LLP}

Attorneys at Law

46 West Street
P.O. Box 278
Litchfield, CT 06759-0278

(860) 567-8718
Fax (860) 567-4531

30 Main Street
Danbury, CT 06810

14 Old Barn Road
Kent, CT 06757

51 Main Street
New Milford, CT 06776

38C Grove Street, 1st Floor
Ridgefield, CT 06877

6 Bee Brook Road
Washington Depot, CT 06794

Perley H. Grimes, Jr.
pgrimes@cramer-anderson.com

June 3, 2021

Via email KPattonesq@hollerlawfirm.com

Kerry Patton, Esq.
Holler Law Firm
185 Plains Rd, Suite 100W
Milford, CT 06461

Re: Cook Road Cornwall Property of Anthony Macchiaroli to be Conveyed to the State of CT

Dear Mr. Patton:

As you know, our office represents the Assessor of the Town of Cornwall regarding the above matter. Your email of Thursday May 27th to my assistant Maria Lombardo has been referred to me.

Per your suggestion I did call David Bain who is the realtor involved in the sale to Macchiaroli and a proposed transfer from JPMorgan Chase to the State of CT. He advises me that the State of CT transaction is to be concluded in June and that the State of CT and its counsel and/or title company has the Mylar map which will show not only the property already conveyed to Mr. Macchiaroli but also the property to be conveyed to the State of CT. Therefore, I request that you send me a full-sized copy of the Survey and confirm that you have the Mylar which you intend to record with the conveyance to the State of CT.

Inasmuch as you represent TICOR, which is the title insurance company I believe for the owner which is JPMorgan Chase, I would like to know whether the title search prepared by the title insurance company reflects whether either the conveyance to Mr. Macchiaroli was a first cut or whether the proposed conveyance to the State of CT would be a third cut of the property such that subdivision approval for both parcels would be required.

Would you please check with your title insurance company and advise whether it will share its title search with me so that we can determine whether a subdivision application will be required for the two referenced conveyances.

Please get back to me as soon as possible on this matter. Thank you for your anticipated cooperation.



CRAMER & ANDERSON LLP
Attorneys at Law

Very truly yours,

Perley H. Grimes, Jr.

PHG:mcl

cc via email: Assessor, Town of Cornwall
Zoning Enforcement Officer, Town of Cornwall