

**DOCKET NO. LLI-CV21-50138936-S** : **SUPERIOR COURT**  
**ANTHONY MACCHIAROLI** : **J.D. OF LITCHFIELD**  
**V.** : **AT LITCHFIELD**  
**DAVE GRECO, ET AL.** :

**AFFIDAVIT OF ELTON B. HARVEY, ESQ.**

I, **Elton B. Harvey, Esq.**, being duly sworn according to law, upon my oath depose and say:

1. I have personal knowledge about the matters set forth in this affidavit. I am over eighteen years of age and believe in the obligations of an oath.

2. I am an attorney licensed to practice in Connecticut. I presently practice with Isaac Law Offices, LLC in Farmington, Connecticut.

3. I was admitted to the Connecticut bar in 1986. My practice involves commercial and residential transactional matters, real estate litigation, and business and probate law. Prior to entering into private practice in 1988, I owned my own title abstract company and was retained as a Manager and State Counsel for two major title insurance companies. I am an Emeritus Member and past Chair of the Executive Committee of the Connecticut Bar Association Real Property Section, a member of the Standardized Contract Subcommittee and the Residential Specialization Subcommittee. I am a Fellow in the American College of Mortgage Attorneys. I hold the AV Preeminent® from Martindale-Hubbell®, a rating given to attorneys who are ranked at the highest level of professional excellence for their legal expertise, communication skills, and ethical standards by their peers. I have been a lecturer and speaker on real property matters. I have taught real estate law, basic title searching, foreclosure, and short sale classes as an adjunct faculty member of Manchester Community College and Naugatuck Valley

Community College. I also have taught professional courses offered by CT Realtors® and the National Association of Realtors® .

4. In connection with my work in this matter, I reviewed the chain of title concerning the Plaintiff's property and other properties on Cook Road. I also reviewed the records in the Town of Cornwall related to meetings of the town's Selectman and the town's Town Meeting Records for the period of 1896 to 1921.

5. As of 1903, the operative statute to discontinue a public highway was Section 1442 of the General Statutes, which required: i) a vote by the selectmen to discontinue the highway; ii) a signed writing by the selectmen discontinuing the highway in a writing signed by them; and iii) the vote of a Town Meeting in favor of discontinuance.

6. Prior to 1903, the Town of Cornwall discontinued another road and when doing so it issued a signed writing by the Selectmen in compliance with the statute. The Notice of a Special Town Meeting on April 25, 1896 included a statement wherein a portion of the "old Warren and Canaan Turnpike" was voted to be discontinued. Attached hereto as Exhibit 1 is a true and accurate copy of the 1896 Special Town Meeting Notice together with the Selectmen's signed writing discontinuing "old Warren and Canaan Turnpike. Immediately *after* that meeting, the Selectmen executed a writing confirming the discontinuance. *See* Exhibit 1, page 3 (recorded as page 146).

7. In addition, after 1903, there was a discontinuance of a public highway past the property owned by Andrew M. Clark by the Town of Cornwall that resulted in a Connecticut Supreme Court decision, Clark v. Town of Cornwall, 93 Conn. 374 (1919). In that instance, the Town voted to discontinue the highway past the Clark property on June 15, 1915. On June 25, 1915, the Selectmen signed a writing (separate from and subsequent to the Notice of the Special

Town Meeting) to discontinue the highway in accordance with the vote of the town meeting. Attached hereto as Exhibit 2 are true and accurate copies of the Notice of the Special Town Meeting Minutes, and the subsequent writing signed by the Selectmen to discontinue the road.

8. The alleged discontinuance of Cook Road in 1903 did not comply with the statute because there is no writing signed by the Selectmen discontinuing Cook Road. The only record related to any discussion about the discontinuance of Cook Road in 1903 is a Notice of a Town Meeting of the Town of Cornwall and the minutes from that meeting. True and accurate copies of those documents are attached hereto as Exhibit 3. While these documents would satisfy the requirement that the Town meeting vote in favor of discontinuance, neither document is a writing signed by the Selectmen discontinuing Cook Road. From my review of the records of the Town of Cornwall, there is no signed writing by the Selectmen discontinuing Cook Road. Therefore, Cook Road was not discontinued at that time

9. From my review of the Cornwall Land Records, I determined that there was a dispute about the boundary of property formerly owned by H. Melissa Clark ("Clark"). Clark is the Plaintiff's predecessor in title. The boundary dispute led to a quiet title action captioned H. Melissa Clark v. Heirs of John Cook, Superior Court, Judicial of Litchfield, Docket No. CV-79-0029245-S (the "Quiet Title Action"). The Quiet Title Action went to judgment on or around May 2, 1979 (the "Quiet Title Judgment"), and the Quiet Title Judgment was recorded on the Cornwall Land Records on June 25, 1979 in Volume 55 at Page 199. A true and accurate copy of the Quiet Title Judgment is attached hereto as Exhibit 4.

10. The Quiet Title Judgment adjudged that Clark is "the absolute owner in fee simple title" to a 75.062 acre parcel of land in Cornwall. The Quiet Title Judgment does not

state that Clark was giving up any access right to any of her property, or that her property would become landlocked by virtue of the Quiet Title Judgment.

11. The Quiet Title Judgment also directs the reader to refer to survey map entitled “Map Prepared for H. Melissa Clark, Cook Road, Cornwall, Connecticut Scale 1’ = 100” September 1978, Richard J. Adams, R.L.S., Kent, Connecticut” and that a copy of this map would be filed with the Town of Cornwall. *See Exhibit 4, p. 4.* This map was recorded with the Town of Cornwall as Map 295. A true and accurate copy of this map is attached hereto as Exhibit 5.

12. This 75.062 acre parcel includes the Plaintiff’s property, 85 Cook Road. The Quiet Title Judgment also references “boundary lines agreements around the perimeter of said property” that the Court reviewed at the time that it entered the Quiet Title Judgment.

13. Additionally, two quit claim deeds were recorded on the same day that the Quiet Title Judgment was recorded to resolve issues over the boundary line for Clark’s property:

- a. A quit claim deed from Dark Entry, Inc. to Melissa Clark dated December 5, 1979 and recorded on June 25, 1979 in Volume 55 at Page 191 of the Cornwall Land Records. A true and accurate copy of this quit claim deed is attached hereto as Exhibit 6.
- b. A quit claim deed from S. Dillon Ripley, Mary Livingston, Milton L. Rosenberg, Executors and Trustees under the will of Eleanor H. Livingston, to H. Melissa Clark recorded on June 25, 1979 in Volume 55 at Page 194 of the Cornwall Land Records. A true and accurate copy of this quit claim deed is attached hereto as Exhibit 7.

14. Based on my knowledge, training, and experience as a real estate attorney in Connecticut, it is my opinion that Exhibits 6 and 7 are consistent with the common practice of recording a boundary line agreement in the form of quit claim deeds. It is further my opinion that the purpose of Exhibits 6 and 7 was not to extinguish Clark's rights to Cook Road or any access by Clark to Cook Road but rather to relinquish any fee simple claims to property of the other outside the title boundary lines as established. It is further my opinion that Exhibits 6 and 7 were not intended to extinguish Clark's right to Cook Road or any access by Clark to Cook Road. My opinions about Exhibit 6 and 7 in this regard are also supported by the following:

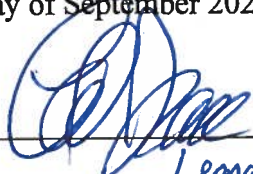
- a. The existence of Quiet Title Judgment and its reference to "boundary line agreements," which almost certainly refer to Exhibits 6 and 7. There are no other recorded documents at this time that could constitute "boundary line agreements." It would be necessary to record any boundary line agreement because an unrecorded boundary line agreement would be ineffective.
- b. Exhibit 6 states that "[t]he purpose of this deed is to fix and establish the common boundary lines of lands of the releasor and releasee as shown on the aforesaid map and as described above." Exhibit 6 at p. 2.
- c. Exhibit 6 specifically states that the grants therein are "**for purposes of a boundary line agreement.**" Exhibit 7 at p. 1 (emphasis added). Exhibit 6 further states that "[t]he purpose of this deed is to fix and establish the common boundary lines of lands of the releasor and releasee as shown on the aforesaid map and as described above." Exhibit 7 at p. 3.

d. For Exhibit 7 to extinguish the right of Clark to access the property that she had secured a boundary line agreement for, is contrary to the expressed intent of the mutual quit claim deeds and counterintuitive.

15. Attached hereto as Exhibit 8 is a true and accurate copy of the Cornwall Tax Assessor's Map, which shows Cook Road as it travels from Pritchard Road up to the Plaintiff's property, 85 Cook Road. The Plaintiff's property is a portion of the lot marked 11 on the map denoted as 75 acres (ac). This parcel is the same parcel depicted in Map 295 (Exhibit 5).

  
\_\_\_\_\_  
Elton B. Harvey, Esq.

Subscribed and Sworn to before me this 1st day of September 2023.

  
\_\_\_\_\_  
Leonard Isaac  
Commissioner of the Superior Court

# **EXHIBIT 1**

# Town of Cornwall Document Certification

Vera L. Dinneen, Town Clerk

I hereby certify the foregoing and attached documents are true copies of the originals as filed in the Town of Cornwall and recorded on Pages 145 and 146 of the book entitled Cornwall Record of Votes 1876.

Attest: Vera L. Dinneen  
Town Clerk



## Special Town Meeting Notico

The legal electors of the Town of Cornwall are hereby warned and notified to meet at the Town Hall in said Cornwall, on Saturday the 25<sup>th</sup> day of April 1896 at 2 o'clock in the afternoon for the purpose of taking action regarding <sup>the</sup> discontinuing of a portion of the highway leading from West Cornwall to Cornwall Bridge in this town and more particularly between the line of George W. Shepard and some place near the residence of Amos Waterbury, also to do any other business proper to come before said meeting.

Dated at Cornwall, this 17<sup>th</sup> day of April 1896

Robert N. Cochran	} Selectmen of Cornwall
Chauncy E. Baldwin	
Charles W. Everett	

Pursuant to the above notice the meeting was called to order by Robert N. Cochran First Selectman. William W. Birce was elected chairman.

On motion of Theodore ~~the~~ Gold it was Voted that the Highway known as the old Warren & Canaan Turnpike" extending from Cornwall Bridge to West Cornwall and between the South boundary line of George W. Shepard and a point about two hundred feet on said highway northerly from the residence of Amos C. Waterbury in said Cornwall, be and the same hereby is discontinued, and the Selectmen are hereby authorized and directed to discontinue the same, and their acts in so discontinuing such part of said mentioned highway are hereby approved.

The meeting then adjourned without date.  
I hereby certify that the foregoing is a true report

We, the Selectmen of the town of Cornwall being duly authorized and directed by the said Town of Cornwall by vote passed at a meeting legally warned and held in said Town, for such purpose and with the approbation of said town, do hereby absolutely discontinue that part of the highway commonly known as the "old Warren and Lancaster Turnpike" extending from <sup>Cornwall Bridge to</sup> West Cornwall and which is situated and lying between the South line of George W. Shepard and a point in said highway two hundred feet north of a line directly opposite of the residence of Amos L. Waterbury in said Town

Dated at Cornwall this 25<sup>th</sup> day of April 1846

Robert N. Cochran

Chauncy E. Baldwin

Charles W. Everett

} Selectmen

Received April 27 1846 recorded by

Philo M. Kellogg Town Clerk

# **EXHIBIT 2**

# Town of Cornwall Document Certification

Vera L. Dinneen, Town Clerk

I hereby certify the foregoing and attached documents are true copies of the originals as filed in the Town of Cornwall and recorded on Pages 295 and 296 of the book entitled Cornwall Record of Votes 1876.

Attest:



Town Clerk

## Notice.

## Special Town Meeting

The legal Voters of the Town of Cornwall are hereby warned and notified that a special Town Meeting will be held at the Town Hall in said Town on Tuesday, June 15<sup>th</sup>, 1915 at 2.0'clock in the afternoon for the following purposes:

To take action and pass any vote which may be deemed necessary to discontinue all that section of the highway (or so much of same as is deemed advisable and expedient) which runs northerly from the residence of Andrew M. Clarke, land of John Fair, deceased, land of Seymour Cummings, and land of Sarge B. Farnham, particularly described as follows:

Starting at a point in said highway northerly of the residence of Andrew M. Clarke, thence northerly up and over the mountain to a point near the old Strataean house foundation on North side of highway, thence easterly to a point North Easterly of the residence of William H. Baldwin where the highway intersects with a highway running Easterly to Goshen and Westerly to Cornwall, and also that short section of highway running Northerly from the highway above described through land of Sarge B. Farnham and William H. Baldwin, and connecting said highway with the highway running Easterly to Goshen and Westerly to Cornwall particularly described as follows:

Starting at a point in said highway Easterly of the old Strataean house where the highway intersects with the highway running Easterly and Westerly past residence of William H. Baldwin, above described, thence Northwesterly to a point where this

Highway intersects with the highway running  
Easterly to Bushum and Westerly to Cornwall.

Also to consider and take such action as may  
be deemed best regarding the school facilities at  
Cornwall Bridge and to pass any vote relating  
thereto.

Also to do any other business proper to come before  
said meeting.

Dated at Cornwall the 8<sup>th</sup> day of June, A.D. 1915

Willard A. Preston,  
Samuel R. Seville } Selectmen of Cornwall;  
W. P. Kennedy.

Received for record June 14<sup>th</sup> @ 8 o'clock P.M.  
and recorded by

Whiting J. Wilcox  
Town Clerk.

Pursuant to the foregoing notice  
the meeting was called to order by W. A.  
Preston, First Selectman.

Geo. H. Beers was elected as chairman,  
W. J. Wilcox Clerk.

Voted: The vote upon closing the <sup>or highway</sup> road mentioned in  
the foregoing notice was, 66 <sup>yes</sup> No, } <sup>said vote</sup> <sup>and passed</sup>  
by the Chairman of the <sup>meeting</sup> <sup>;</sup>  
(The result of the vote having been declared,  
(the road was declared closed by the Chairman)

Voted It was also voted to have the Selectmen make  
the necessary repairs and build extra additions  
on the school house at Cornwall Bridge  
Meeting was adjourned. W. J. Wilcox T. C.

# Town of Cornwall Document Certification

Vera L. Dinneen, Town Clerk

I hereby certify the foregoing and attached documents are true copies of the originals as filed in the Town of Cornwall and recorded on Pages 298 and 299 of the book entitled Cornwall Record of Votes 1876.

Attest: *Vera L. Dinneen*  
Town Clerk

To the Town of Cornwall:

The undersigned, Selectmen of the Town of Cornwall, respectfully report that pursuant to the vote of said Town passed at the Special Town Meeting held on the 15<sup>th</sup> day of June, 1915, they have discontinued two certain portions of highway within said Town described as follows:-

(1) All that section of the highway which runs northerly of the residence of Andrew M. Clark, through land of said Clark, land of John H. Finis, deceased, land of Seymour Cunningham, and land of George B. Farnham, particularly described as follows: Starting at a point in said highway northerly of the residence of Andrew M. Clark, thence northerly up and over the mountain to the point near the old Stratman house foundation on north side of highway; thence easterly to a point northerly of the residence of William H. Baldwin, where this highway intersects with a highway running easterly to Gosheo and westerly to Cornwall,

(2) Also that short section of highway running northerly from the highway above described through land of George B. Farnham and land of William H. Baldwin and connecting said highway with highway running easterly to Gosheo and westerly to Cornwall, particularly described as follows: Starting at a point in said highway easterly of the old Stratman house foundation where this highway intersects with the highway running easterly and westerly past residence of William H. Baldwin above described thence northerly to a point where this highway intersects with a highway running easterly to Gosheo and westerly to Cornwall.

Dated at Cornwall this 25 day of June, 1915

W. A. Preslin, M. P. Kennedy, S. R. Seiville. } Selectmen of the  
Town of Cornwall.



Received for record June 28-1915 at  
2 o'clock P.M.

299

Recorded by W. J. Wilcox  
Town Clerk.

State of Connecticut }  
County of Litchfield } ss:

Cornwall, Conn. July 5<sup>th</sup> 1915

To whom it may concern:

We the undersigned Selectmen of the  
Town of Cornwall hereby appoint Whiting Wilcox  
to make a general index of the Land Records  
of the Town of Cornwall according to the law as  
defined in law act Chapter 127, entitled "An act  
amending an act concerning Preservation of Land  
Records" the same to be made under the supervision  
of the examiner of public records, and the expense  
thereof shall be paid by the Town of Cornwall

W. A. Proctor }  
M. P. Kennedy } Selectmen,  
J. R. Scoville }

Received for record July 5 A.D. 1915 at 3:30 o'clock  
P.M.

Recorded by  
W. J. Wilcox  
Town Clerk.

# **EXHIBIT 3**

# Town of Cornwall Document Certification

Vera L. Dinneen, Town Clerk

I hereby certify the foregoing and attached document is a true copy of the original as filed in the Town of Cornwall and recorded in The Cornwall Record of Votes Book 1876.

Attest: *Vera L. Dinneen*  
Town Clerk

## Notice: Annual Town Meeting 1903

The legal voters of the town of Cornwall are hereby warned and notified that the annual Town meeting of said town of Cornwall will be held in the Town hall in said Cornwall, on the first Monday of October 1903 to-wit: on Monday October 5<sup>th</sup> 1903, at 9 o'clock in the forenoon for the following purposes Viz: To elect town officers of said town to fill any and all offices which may be by law filled by said town; to take action upon a vote to discontinue the "River Road" so called extending northerly from the school-house in Cornwall Bridge; and also to discontinue the old "Look Road" from near the residence of Richard Brophy to the point of intersection with the road leading from the Warren road; also a ballot will be taken to determine whether any person shall be licensed to sell spirituous and intoxicating liquors in said town; to lay a tax to defray the expenses of said town; to receive and act upon the reports of the town officers of said town, and also to do any other business proper to come before said meeting

Dated at Cornwall, this 29<sup>th</sup> day of September 1903

David L. Smith  
John E. Calhoun  
Samuel R. Scoville

} Selectmen of  
Cornwall

Pursuant to the foregoing notice the meeting was called to order by G. J. Nickerson Esq. Moderator the warning was read by the clerk - The following named Town officers were declared elected

Dwight C. Stratman }  
 Melvin P. Rogers } Were elected Assessors

Samuel C. Wickwire }  
 Dwight Rogers } Were elected Board of Relief  
 Charles L. Slade }

John E. Callahan }  
 George W. Shepard } Were elected Selectmen  
 Myron J. Willard }

George D. Odell }  
 John P. Winchell } Were elected Grand Jurors  
 William Oliver }

George W. Brewster }  
 Charles H. Smith } Were elected Constables  
 Edward R. Baldwin }

James C. Cochran }  
 Theodor S. Gold } were elected Auditors

George W. Cochran, was elected Collector of Taxes.

Phil M. Kellogg, was elected Town Clerk

George R. Smith } were elected  
 Charles L. Gold } Registrars of Voters

George L. Harrison, was elected Town Treasurer & 10

David L. Smith  
James A. Cochran  
Edward L. Starr } were elected School Visitors

The Reports of the Selectmen, School Visitors, Town Treasurer were accepted and copies thereof ordered on file at the office of the Town Clerk

It was voted - That <sup>all</sup> the Highway leading north from Cornwall Bridge called the "Ruier road" be discontinued from a point six rods north of the South line of Hugh F. Bailey's land

Voted - That the highway known as the "Cook Road" from near the residence of Richard Brophy to the point of intersection with the road leading from the Warren road past the residence of Jakob Englich be discontinued.

Voted - That ~~tax~~ <sup>a</sup> tax of 13 mills on the dollar be laid on the Grand List next to be completed payable into the treasury of the town March 1<sup>st</sup> 1904 <sup>and</sup> the proceeds of one mill of said tax so laid <sup>and</sup> collected be applied and the Selectmen are hereby instructed to pay the same on the interest-bearing indebtedness of the town that is now due

Voted :- That the Registrars be instructed to procure men for booth tenders, checkers & box tenders who will serve without expense to the town

Voted:- That the Board of School Visitors are hereby instructed to close all schools with an average attendance less than 7 said vote to take effect at next session of schools

Provided the carrying out of this vote shall become burdensome to any individual or individuals they are to apply to the joint Board of Selectmen & School Visitors for relief

Voted:- That the Selectmen be instructed to properly grade the approaches to the watering trough on the premises of G. E. Baldwin

Voted:- That the Collector of taxes be instructed to collect all the taxes due on the Rate bill of 1904 on or before October 1<sup>st</sup> 1904 which time is limited for the collection of said tax

Voted:- That the Collectors of Taxes be and he hereby is instructed to collect on or before July 1<sup>st</sup> 1904 all taxes now due the Town which said time is limited for the collection of all taxes for which rate bills are now in the hands of the Collector, & if the Tax Collector shall fail to collect said taxes on or before July 1<sup>st</sup> 1904, the Selectmen are directed to proceed against the Collector as provided in section 2384 of the Statutes of Conn.

I hereby certify that the foregoing is a true report of the Annual Town Meeting 1903

Attest Philo H. Kellogg Town Clerk  
State of Connecticut

Litchfield County } ss. Cornwall Oct. 3<sup>rd</sup> 1903

I hereby certify that I have this day administered the oath prescribed by law to be administered to Town officers to John E. Lockman a Selectman & David L. Smith a School Visitor of the town of Cornwall

Philo Kellogg Justice of the Peace

Litchfield County SS. Cornwall October 30<sup>th</sup> 1903

I hereby certify that I have administered the oath required by law to be administered to the following town officers

to-wit:

James A. Lechman Auditor & School Visitor

George W. Lechman - Tax Collector

William Oliver Grand Juror

Charles Gold Registrar Voters

George V. Brewster Constable

And that said officers duly qualified before me

L. J. Vickerson

Justice of the Peace



# **EXHIBIT 4**

**Town of Cornwall  
Document Certification**

Vera L. Dinneen, Town Clerk

I hereby certify the foregoing and attached document is a true copy of the original as filed in the Town of Cornwall and recorded in Volume 55 Page 199.

Attest: Vera L. Dinneen  
Town Clerk

◇ NO. CV-79-0029245 S

H. MELISSA CLARK

VS.

HEIRS OF JOHN COOK

SUPERIOR COURT

JUDICIAL DISTRICT OF LITCHFIELD

MAY 2, 1979

JUDGMENT

This action by writ and complaint dated January 18, 1979, claiming a judgment settling the title to said property, pursuant to S47-31 of the Connecticut General Statutes, came to this Court on February 27, 1979, after order of notice publication in the Lakeville Journal on February 8, 1979, and in the Waterbury Republican on February 13, 1979, pursuant to Court order.

Upon the motion of the plaintiff, the Court, on April 16, 1979, thereupon entered a default against all defendants for failure to appear.

The Court, having heard the plaintiff, having reviewed the state of title to said property, as annexed in exhibits to the complaint, having considered the matter stated in the affidavit of Charles R. Ebersol, Jr. in relation to a search of the land and probate records relating to said property in Cornwall, having examined boundary line agreements around the perimeter of said property, and having heard no parties other than the plaintiff

◇ EBERSOL, RORABACK  
& BROWER  
ATTORNEYS AT LAW  
24 MASON STREET  
P. O. BOX 688  
TORRINGTON, CONN.  
08760  
JURIS 17870  
(802) 482-8887

who claim an interest in said property, finds that the allegations of the complaint are true and that the plaintiff is the absolute owner with fee simple title to said described property.

WHEREUPON, it is adjudged that H. Melissa Clark is the absolute owner with fee simple title to the following described property.

That certain piece or parcel of land located on Cook Road in the Southwesterly part of the Town of Cornwall, County of Litchfield and State of Connecticut, containing 75.062 acres, and being bounded and more particularly described as follows:

Beginning at a Connecticut state forest T-bar No. 171 marking the southeasterly corner of the land herein conveyed; thence the following five courses and distances along land of the State of Connecticut: (1) 70° 21' 50" W. 1310.05 feet to Connecticut State forest T-bar No. 172; (2) thence N. 23° 59' 58" E. 705.82 feet to Connecticut state forest T-bar No. 173; (3) thence N. 61° 39' 57" W. 338.35 feet to Connecticut state forest T-bar No. 174; (4) thence S. 28° 41' 10" W. 497.48 feet to Connecticut state forest T-bar No. 175; (5) thence N. 64° 38' 05" W. 528.62 feet to Connecticut state forest T-bar No. 176; thence the following two courses and distances along land now or formerly of the estate of Rose Mateyas: (1) N. 67° 07' 54" W. 172.66 feet to a point marking the intersection with a wire fence; (2) N. 60° 43' 38" W. 233.17 feet along a wire fence and stone wall to an iron pin marking the intersection of two stone walls; thence N. 60° 43' 38" W. 13.10 feet to a point in the center of a discontinued road known as "Cook Road"; thence S. 32° 48' 12" W. 10.99 feet along the center line of said Cook Road to a point; thence the following thirty-seven courses and distances along land now or formerly of Dark Entry Forest Association: (1) N. 59° 38' 49" W. 98.27 feet along a stone wall to a point; (2) thence N. 67° 23' 49" W. 34.87 feet to a fifteen-inch oak tree; (3) thence N. 43° 23' 34" W. 60.03 feet to a twelve-inch hickory tree; (4) thence N. 20° 47' 34" W. 319.50 feet to a twin, eighteen-inch oak tree; (5) N. 19° 25' 43" W. 165.24 feet along remnants of a wire fence to an eight-inch hickory tree; (6) thence N. 16° 04' 46" W. 249.04 feet to an eight-inch oak tree; (7) thence turning and running S. 71° 04' 13" E. 94.71 feet to a fifteen-inch oak tree; (8) thence S. 85° 19' 30" E. 124.03 feet to a fifteen-inch oak tree; (9) thence N. 84° 12' 06" E. 100.60 feet to a point; (10) thence S. 88° 34' 24" E. 198.08 feet to a twelve-inch ash tree; (11) thence

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JURIS 17870  
(203) 488-8887

N. 88° 20' 13" E. 103.80 feet to a point in the center line of said Cook Road; (12) thence turning and running N. 11° 50' 26" W. 31.35 feet along the center line of Cook Road to a point; (13) thence N. 00° 30' 25" E. 72.93 feet along the center of said Cook Road to a point; (14) thence turning and running S. 84° 24' 34" E. 110.64 feet along a stone wall to a point; (15) thence S. 87° 52' 07" E. 61.68 feet along a stone wall to an iron pin; (16) thence turning and running S. 07° 01' 42" W. 29.00 feet along a stone wall to a point; (17) thence S. 13° 42' 20" W. 125.99 feet along a stone wall to an iron pin; (18) thence turning and running S. 53° 39' 56" E. 49.43 feet to a point; (19) thence S. 65° 50' 31" E. 145.70 feet along a stone wall to a point; (20) thence S. 63° 50' 01" E. 203.08 feet along a stone wall and wire fence to a point; (21) thence S. 64° 08' 49" E. 343.34 feet along a rail fence to a point; (22) thence S. 65° 59' 42" E. 203.80 feet along a rail fence to an iron pin; (23) thence turning and running N. 35° 27' 54" E. 63.47 feet along a rail fence to a point; (24) thence N. 23° 48' 44" E. 179.85 feet along a rail fence to a point; (25) thence N. 30° 59' 58" E. 53.80 feet along a rail fence to a point; (26) thence N. 26° 33' 09" E. 141.96 feet along a stone wall bottom to a drill hole at the intersection of two walls; (27) thence turning and running S. 63° 40' 13" E. 145.28 feet along a stone wall bottom to an iron pin set; (28) thence turning and running N. 29° 43' 11" E. 82.93 feet along a stone wall to a point; (29) thence N. 48° 01' 07" E. 47.34 feet along a stone wall to a point; (30) thence N. 33° 39' 41" E. 47.74 feet along a stone wall bottom to a point; (31) thence N. 45° 23' 35" E. 45.56 feet along a stone wall to a point; (32) thence N. 34° 24' 43" E. 105.28 feet along a stone wall to a point; (33) thence N. 24° 39' 35" E. 56.79 feet along a stone wall bottom to a point; (34) thence N. 43° 41' 09" E. 220.18 feet along a stone wall bottom to a point; (35) thence N. 37° 05' 17" E. 78.56 feet along a stone wall to an iron pin; (36) thence turning and running S. 49° 03' 45" E. 56.44 feet along a rail fence to a point; (37) thence S. 41° 10' 00" E. 361.82 feet to a stone bound in the center line of the Old Woodbury Road; thence the following three courses and distances along the center line of said Old Woodbury Road: (1) S. 26° 50' 21" W. 145.45 feet; (2) thence S. 22° 51' 53" W. 164.55 feet to a stone bound in the center line of said Old Woodbury Road; (3) thence S. 42° 33' 30" W. 215.83 feet to a stone bound in the center of said Old Woodbury Road; thence turning and running the following eight courses along land now or formerly of Eleanor H. Livingston: (1) S. 57° 13' 26" E. 510.32 feet to a point; (2) thence running S. 59° 41' 14" E. 159.26 feet along a stone wall to a point; (3) thence running S. 67° 50' 30" E. 134.79 feet to an iron pin at the intersection of a rail fence and stone wall; (4) thence running S. 01° 49' 27" W. 65.88 feet along a rail fence to a point; (5) thence running S. 09° 37' 54" W. 85.28 feet along a rail fence to a point; (6) thence S. 6° 28' 33" W. 156.46 feet along a stone wall to a point; (7) thence S. 02° 15' 02" W. 192.85 feet to a stone bound; (8) thence S. 21° 17' 51" W. 761.03 feet to Connecticut state forest T-bar No. 171, said bar marking the point and place of beginning.

EBERSOL, RORABACK  
& BROWER  
ATTORNEYS AT LAW  
24 MASON STREET  
P. O. BOX 266  
TORRINGTON, CONN.  
06790  
JUNE 1970  
(203) 486-8887

For reference see survey map entitled 'Map Prepared For H. Melissa Clark, Cook Road, Cornwall, Connecticut Scale 1"=100' September 1978, Richard J. Adams, R.L.S., Kent, Connecticut, a copy of which map will be filed in the office of the Town Clerk of said Cornwall.

WHEREUPON, it is adjudged and decreed, that the title to said premises be and the same hereby is, quieted and settled in the plaintiff, and that the plaintiff owns the same free of all rights, claims and demands of the defendants.

*Martin J.*

Judge/Clerk

OFFICE OF THE CLERK  
SUPERIOR COURT  
JUN 25 11 3 AM '79  
JUDICIAL DISTRICT OF  
LITCHFIELD  
STATE OF CONNECTICUT

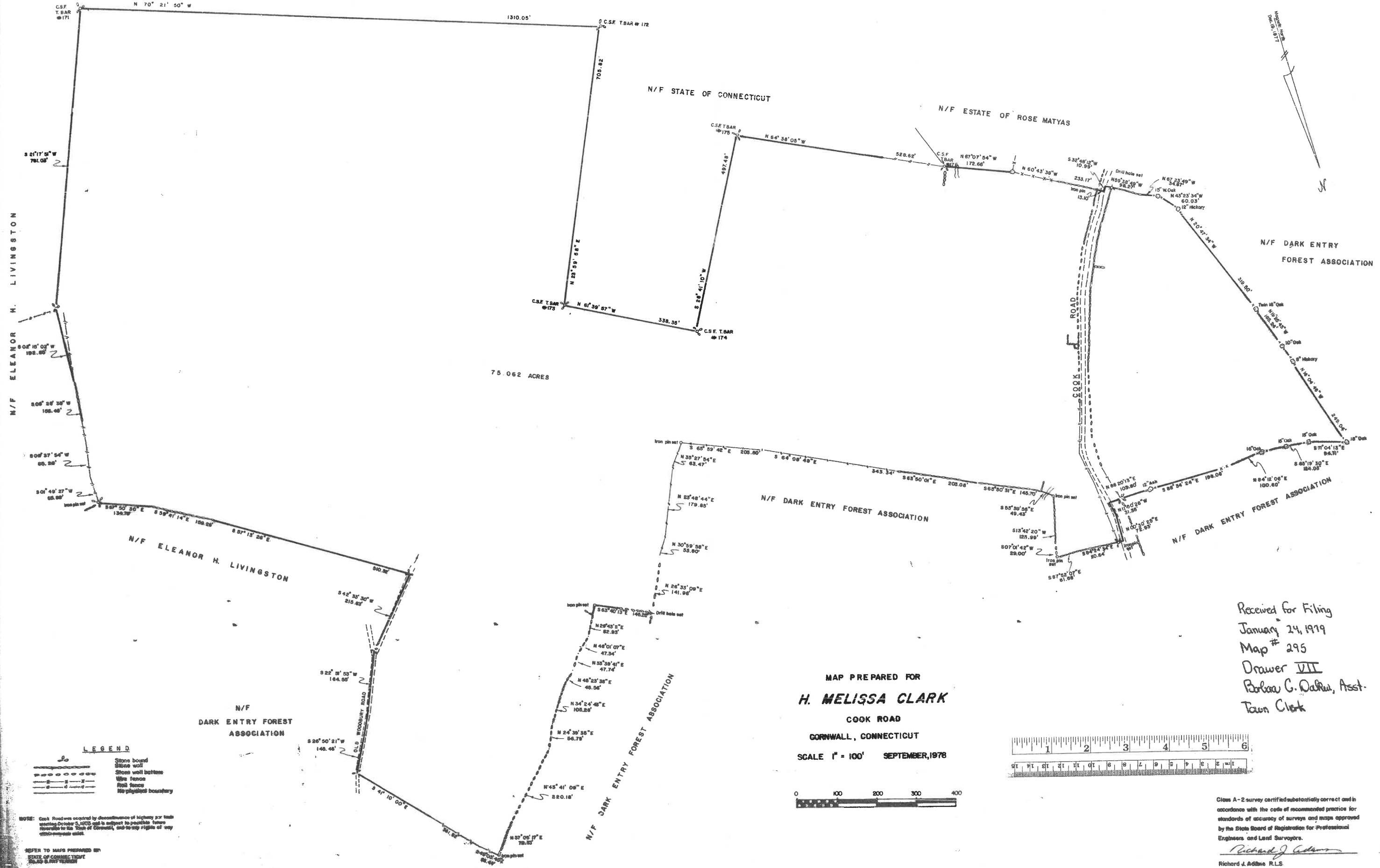
EBERSOL, RORABACK  
& BROWER  
ATTORNEYS AT LAW  
24 MARION STREET  
P. O. BOX 598  
TORRINGTON, CONN.  
06780  
JUN 18 1979  
(203) 442-8867

Received for Record June 25, 1979 at 4:47 PM

Recorded by Barbara C. O'Brien Assistant Town Clerk.

# **EXHIBIT 5**

N/F STATE OF CONNECTICUT



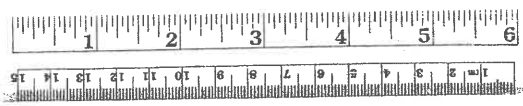
75.062 ACRES

- LEGEND**
- Stone bound
  - Stone wall
  - Stone wall bottom
  - Wire fence
  - Rail fence
  - Unplatted boundary

NOTE: Cook Road was created by discontinuance of highway 327 that was on October 5, 1973 and is subject to possible future reversion to the State of Connecticut, and to any rights of way which may exist.

REFER TO MAPS PREPARED BY STATE OF CONNECTICUT PLANNING & ZONING DEPARTMENT

MAP PREPARED FOR  
**H. MELISSA CLARK**  
 COOK ROAD  
 CORNWALL, CONNECTICUT  
 SCALE 1" = 100' SEPTEMBER, 1978



Received for Filing  
 January 24, 1979  
 Map # 295  
 Drawer VII  
 Barbara G. Dabau, Asst.  
 Town Clerk

Class A-2 survey certified substantially correct and in accordance with the code of recommended practice for standards of accuracy of surveys and maps approved by the State Board of Registration for Professional Engineers and Land Surveyors.

*Richard J. Adams*  
 Richard J. Adams R.L.S.  
 Kent, Connecticut



# **EXHIBIT 6**

FORM 65 CONNECTICUT QUITCLAIM DEED  
REV.TUTTLE LAW FIRM REGISTERED U. S. PAT. OFFICE  
TUTTLE LAW FIRM, PUBLISHERS, BURLINGAME, CALIF. 94010**To all People to Whom these Presents shall Come, Greeting:**

Know Ye, That DARK ENTRY FOREST, INC., a Connecticut corporation having a principal place of business in the Town of Cornwall, County of Litchfield and State of Connecticut, acting herein by Grant M. Nye its Vice President, hereunto duly authorized

for the consideration of One (\$1.00) Dollar and other valuable consideration received to its full satisfaction of MELISSA CLARK of Great Hill Road in said Town of Cornwall

do remise, release, and forever QUITCLAIM unto the said MELISSA CLARK, her

heirs and assigns forever, all the right, title, interest, claim and demand whatsoever as

it the said releasor have or ought to have in or to the following:

That certain piece or parcel of land located on Cook Road in the Southwesterly part of the Town of Cornwall, County of Litchfield and State of Connecticut, containing 75.062 acres, and being bounded and more particularly described as follows:

Beginning at a Connecticut state forest T-Bar No. 171 marking the southeasterly corner of the land herein conveyed; thence the following five courses and distances along land of the State of Connecticut: (1) 70° 21' 50" W. 1310.05 feet to Connecticut State forest T-bar No. 172; (2) thence N. 23° 59' 58" E. 705.82 feet to Connecticut state forest T-bar No. 173; (3) thence N. 61° 39' 57" W. 338.35 feet to Connecticut state forest T-bar No. 174; (4) thence S. 28° 41' 10" W. 497.48 feet to Connecticut state forest T-bar No. 175; (5) thence N. 64° 38' 05" W. 528.62 feet to Connecticut state forest T-bar No. 176; thence the following two courses and distances along land now or formerly of the estate of Rose Mateyas: (1) N. 67° 07' 54" W. 172.66 feet to a point marking the intersection with a wire fence; (2) N. 60° 43' 38" W. 233.17 feet along a wire fence and stone wall to an iron pin marking the intersection of two stone walls; thence N. 60° 43' 38" W. 13.10 feet to a point in the center of a discontinued road known as "Cook Road"; thence S. 32° 48' 12" W. 10.99 feet along the center line of said Cook Road to a point; thence the following thirty-seven courses and distances along land now or formerly of Dark Entry Forest Association: (1) N. 59° 38' 49" W. 98.27 feet along a stone wall to a point; (2) thence N. 67° 23' 49" W. 34.87 feet to a fifteen-inch oak tree; (3) thence N. 43° 23' 34" W. 60.03 feet to a twelve-inch hickory tree; (4) thence N. 20° 47' 34" W. 319.50 feet to a twin, eighteen-inch oak tree; (5) N. 19° 25' 43" W. 165.24 feet along remnants of a wire fence to an eight-inch hickory tree; (6) thence N. 16° 04' 46" W. 249.04 feet to an eighteen-inch oak tree; (7) thence turning and running S. 71° 04' 13" E. 94.71 feet to a fifteen-inch oak tree; (8) thence S. 85° 19' 30" E. 124.03 feet to a fifteen-inch oak tree; (9) thence N. 84° 12' 06" E. 100.60 feet to a point; (10) thence S. 88° 34' 24" E. 198.08 feet to a twelve-inch ash tree; (11) thence N. 88° 20' 13" E. 103.80 feet to a point in the center line of said Cook Road; (12) thence turning and running N. 11° 50' 26" W. 31.35 feet along the center line of Cook Road to a point; (13) thence N. 00° 30' 25" E. 72.93 feet along the center of said Cook Road to a point; (14) thence turning and running S. 84° 24' 34" E. 110.64 feet along a stone wall to a point; (15) thence S. 87° 52' 07" E. 61.68 feet along a stone wall to an iron pin; (16) thence turning and running S. 07° 01' 42" W. 29.00 feet along a stone wall to a point; (17) thence S. 13° 42' 20" W. 125.99 feet along a stone wall to an iron pin; (18) thence turning and running S. 53° 39' 56" E. 49.43 feet to a point; (19) thence S. 65° 50' 31" E. 145.70 feet along a stone wall to a point; (20) thence S. 63° 50' 01" E. 203.08 feet along a stone wall and wire fence to a point; (21) thence S. 64° 08' 49" E. 343.34 feet

along a rail fence to a point; (22) thence S. 65° 59' 42" E. 203.80 feet along a rail fence to an iron pin; (23) thence turning and running N. 35° 27' 54" E. 63.47 feet along a rail fence to a point; (24) thence N. 23° 48' 44" E. 179.85 feet along a rail fence to a point; (25) thence N. 30° 59' 58" E. 53.80 feet along a rail fence to a point; (26) thence N. 26° 33' 09" E. 141.96 feet along a stone wall bottom to a drill hole at the intersection of two walls; (27) thence turning and running S. 63° 40' 13" E. 145.28 feet along a stone wall bottom to an iron pin set; (28) thence turning and running N. 29° 43' 11" E. 82.93 feet along a stone wall to a point; (29) thence N. 48° 01' 07" E. 47.34 feet along a stone wall to a point; (30) thence N. 33° 39' 41" E. 47.74 feet along a stone wall bottom to a point; (31) thence N. 45° 23' 35" E. 45.56 feet along a stone wall to a point; (32) thence N. 34° 24' 43" E. 105.28 feet along a stone wall to a point; (33) thence N. 24° 39' 35" E. 56.79 feet along a stone wall bottom to a point; (34) thence N. 43° 41' 09" E. 220.18 feet along a stone wall bottom to a point; (35) thence N. 37° 05' 17" E. 78.56 feet along a stone wall to an iron pin; (36) thence turning and running S. 49° 03' 45" E. 56.44 feet along a rail fence to a point; (37) thence S. 41° 10' 00" E. 361.82 feet to a stone bound in the center line of the Old Woodbury Road; thence the following three courses and distances along the center line of said Old Woodbury Road: (1) S. 26° 50' 21" W. 145.45 feet; (2) thence S. 22° 51' 53" W. 164.55 feet to a stone bound in the center line of said Old Woodbury Road; (3) thence S. 42° 33' 30" W. 215.83 feet to a stone bound in the center of said Old Woodbury Road; thence turning and running the following eight courses along land now or formerly of Eleanor H. Livingston: (1) S. 57° 13' 26" E. 510.32 feet to a point; (2) thence running S. 59° 41' 14" E. 159.26 feet along a stone wall to a point; (3) thence running S. 67° 50' 30" E. 134.79 feet to an iron pin at the intersection of a rail fence and stone wall; (4) thence running S. 01° 49' 27" W. 65.88 feet along a rail fence to a point; (5) thence running S. 09° 37' 54" W. 85.28 feet along a rail fence to a point; (6) thence S. 6° 28' 33" W. 156.46 feet along a stone wall to a point; (7) thence S. 02° 15' 02" W. 192.85 feet to a stone bound; (8) thence S. 21° 17' 51" W. 761.03 feet to Connecticut state forest T-bar No. 171, said bar marking the point and place of beginning.

The above described premises are shown on survey map entitled "Map Prepared For H. Melissa Clark, Cook Road, Cornwall, Connecticut, Scale 1" = 100', September, 1978", prepared by Richard J. Adams, R.L.S., Kent, Connecticut, a copy of which map will be filed in the office of the Town Clerk of said Cornwall.

As part consideration for this deed, the Releasee herein (Melissa Clark) hereby remises, releases and quitclaims to Dark Entry Forest, Inc., its successors and assigns forever, all her right, title and interest in and to all lands of the Releasor herein (Dark Entry Forest, Inc.) lying outside of and adjoining the perimeter line of the above described land as shown on the aforesaid map.

The purpose of this deed is to fix and establish the common boundary lines of lands of the Releasor and Releasee as shown on the aforesaid map and as described above.



# **EXHIBIT 7**

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, that We, S. DILLON RIPLEY, and MARY LIVINGSTON RIPLEY, both of the Town of Litchfield, County of Litchfield and State of Connecticut, MILTON L. ROSENBERG of the City of New York, and State of New York, Executors and Trustees under the will of ELEANOR H. LIVINGSTON, late of Cornwall, Connecticut, deceased by virtue of the power and authority granted under Articles 22, 25 and 28 of will of said deceased, and in consideration of the sum of One (\$1.00) Dollar and other good and valuable consideration, received to our full satisfaction of <sup>H.</sup>MELISSA CLARK of Great Hill Road, in the Town of Cornwall, County of Litchfield and State of Connecticut, do quitclaim unto the said <sup>H.</sup>MELISSA CLARK, for purposes of a boundary line agreement, all the right, title, interest, claim and demand which we, S. Dillon Ripley, Mary Livingston Ripley and Milton L. Rosenberg as such Executors and Trustees have or ought to have in and to that certain piece or parcel of land located on Cook Road in the Southwesterly part of the Town of Cornwall, County of Litchfield and State of Connecticut, containing 75.062 acres, and being bounded and more particularly described as follows:

Beginning at a Connecticut state forest T-Bar No. 171 marking the southeasterly corner of the land herein conveyed; thence the following five courses and distances along land of the State of Connecticut: (1) 70° 21' 50" W. 1310.05 feet to Connecticut State forest T-bar No. 172; (2) thence N. 23° 59' 58" E. 705.82 feet to Connecticut state forest T-bar No. 173; (3) thence N. 61° 39' 57" W. 338.35 feet to Connecticut state forest T-bar No. 174; (4) thence S. 28° 41' 10" W. 497.48 feet to Connecticut state forest T-bar No. 175; (5) thence N. 64° 38' 05" W. 528.62 feet to Connecticut state forest T-bar No. 176; thence the following two courses and distances along land now or formerly of the estate of Rose Mateyas: (1) N. 67° 07' 54" W. 172.66 feet to a point marking the intersection with a wire fence; (2) N. 60° 43' 38" W. 233.17 feet along a wire fence and stone wall to an iron pin marking the intersection of two stone walls; thence N. 60° 43' 38" W. 13.10 feet to a point in the center of a

-2-

discontinued road known as "Cook Road;" thence S. 32° 48' 12" W. 10.99 feet along the center line of said Cook Road to a point; thence the following thirty-seven courses and distances along land now or formerly of Dark Entry Forest Association: (1) N. 59° 38' 49" W. 98.27 feet along a stone wall to a point; (2) thence N. 67° 23' 49" W. 34.87 feet to a fifteen-inch oak tree; (3) thence N. 43° 23' 34" W. 60.03 feet to a twelve-inch hickory tree; (4) thence N. 20° 47' 34" W. 319.50 feet to a twin, eighteen-inch oak tree; (5) N. 19° 25' 43" W. 165.24 feet along remnants of a wire fence to an eight-inch hickory tree; (6) thence N. 16° 04' 46" W. 249.04 feet to an eighteen-inch oak tree; (7) thence turning and running S. 71° 04' 13" E. 94.71 feet to a fifteen-inch oak tree; (8) thence S. 85° 19' 30" E. 124.03 feet to a fifteen-inch oak tree; (9) thence N. 84° 12' 06" E. 100.60 feet to a point; (10) thence S. 88° 34' 24" E. 198.08 feet to a twelve-inch ash tree; (11) thence N. 88° 20' 13" E. 103.80 feet to a point in the center line of said Cook Road; (12) thence turning and running N. 11° 50' 26" W. 31.35 feet along the center line of Cook Road to a point; (13) thence N. 00° 30' 25" E. 72.93 feet along the center of said Cook Road to a point; (14) thence turning and running S. 84° 24' 34" E. 110.64 feet along a stone wall to a point; (15) thence S. 87° 52' 07" E. 61.68 feet along a stone wall to an iron pin; (16) thence turning and running S. 07° 01' 42" W. 29.00 feet along a stone wall to a point; (17) thence S. 13° 42' 20" W. 125.99 feet along a stone wall to an iron pin; (18) thence turning and running S. 53° 39' 56" E. 49.43 feet to a point; (19) thence S. 65° 53' 31" E. 145.70 feet along a stone wall to a point; (20) thence S. 63° 50' 01" E. 203.08 feet along a stone wall and wire fence to a point; (21) thence S. 64° 08' 49" E. 343.34 feet along a rail fence to a point; (22) thence S. 65° 59' 42" E. 203.80 feet along a rail fence to an iron pin; (23) thence turning and running N. 35° 27' 54" E. 63.47 feet along a rail fence to a point; (24) thence N. 23° 48' 44" E. 179.85 feet along a rail fence to a point; (25) thence N. 30° 59' 58" E. 53.80 feet along a rail fence to a point; (26) thence N. 26° 33' 09" E. 141.96 feet along a stone wall bottom to a drill hole at the intersection of two walls; (27) thence turning and running S. 63° 40' 13" E. 145.28 feet along a stone wall bottom to an iron pin set; (28) thence turning and running N. 29° 43' 11" E. 82.93 feet along a stone wall to a point; (29) thence N. 48° 01' 07" E. 47.34 feet along a stone wall to a point; (30) thence N. 33° 39' 41" E. 47.74 feet along a stone wall bottom to a point; (31) thence N. 45° 23' 35" E. 45.56 feet along a stone wall to a point; (32) thence N. 34° 24' 43" E. 105.28 feet along a stone wall to a point; (33) thence N. 24° 39' 35" E. 56.79 feet along a stone wall bottom to a point; (34) thence N. 43° 41' 09" E. 220.18 feet along a stone wall bottom to a point; (35) thence N. 37° 05' 17" E. 78.56 feet along a stone wall to an iron pin; (36) thence turning and running S. 49° 03' 45" E. 56.44 feet along a rail fence to a point; (37) thence S. 41° 10' 00" E. 361.82 feet to a stone bound in Old Woodbury Road; thence the following courses and distances designated A, B, and C, in said Old Woodbury Road: (A) S. 26° 50' 21" W. 145.45 feet; (B) thence S. 22° 51' 53" W.

-3-

164.55 feet to a stone bound in said Old Woodbury Road; (C) thence S. 42° 33' 30" W. 215.83 feet to a stone bound in said Old Woodbury Road; thence turning and running the following courses and distances designated D, E, F, G, H, I, J, and K along land now or formerly of Eleanor H. Livingston: (D) S. 57° 13' 26" E. 510.32 feet to a point; (E) thence running S. 59° 41' 14" E. 159.26 feet along a stone wall to a point; (F) thence running S. 67° 50' 30" E. 134.79 feet to an iron pin at the intersection of a rail fence and stone wall; (G) thence running S. 01° 49' 27" W. 65.88 feet along a rail fence to a point; (H) thence running S. 09° 37' 54" W. 85.28 feet along a rail fence to a point; (I) thence S. 6° 28' 33" W. 156.46 feet along a stone wall to a point; (J) thence S. 02° 15' 02" W. 192.85 feet to a stone bound; (K) thence S. 21° 17' 51" W. 761.03 feet to Connecticut state forest T-bar No. 171, said bar marking the point and place of beginning.

Reserving, however, to the Estate of Eleanor H. Livingston her heirs and assigns forever, all their right, title and interest in Old Woodbury Road above mentioned including the right and easement to use the entire width of said road for all highway purposes.

For reference see survey map entitled "Map Prepared For H. Melissa Clark, Cook Road, Cornwall, Connecticut Scale 1" = 100' September 1978, Richard J. Adams, R.L.S., Kent, Connecticut," a copy of which map will be filed in the office of the Town Clerk of said Cornwall.

H.

As part consideration for this deed, said/Melissa Clark ("releasee") hereby remises, releases and quitclaims to the Estate of Eleanor H. Livingston ("releasor") her heirs, successors and assigns forever, all releasee's right, title and interest in and to all real property in said Town of Cornwall lying outside of the above-mentioned courses designated A through K and less than one mile from any point on any of said courses.

The purpose of this deed is to fix and establish the common boundary lines of lands of the releasor and releasee as shown on the aforesaid map and as described above.

TO HAVE AND TO HOLD the above quitclaimed premises respectively unto the said releasee and releasor and their heirs, successors and assigns to their own proper use and benefit forever.

IN WITNESS WHEREOF, we, S. Dillon Ripley, Mary Livingston Ripley and Milton L. Rosenberg, as Executors and Trustees aforesaid, have hereunto set our hands and seals this            day of            , A.D. 1979 and I, <sup>H.</sup> Melissa Clark have hereunto set my hand and seal this            day of            , A.D. 1979.

Signed, Sealed and Delivered in the presence of:

S. Dillon Ripley  
S. Dillon Ripley

witness

James M. Libbin  
Mary Lee Morsley



-4-

Signed, Sealed and Delivered  
in the presence of:

witness

James M. 1936  
Mary Lee Ripley  
Stacy H. Ripley  
Carol Abbott  
Harriet L. Clark  
Hazel C. Turner

Mary Livingston Ripley  
 Mary Livingston Ripley  
Milton L. Rosenberg  
 Milton L. Rosenberg  
H. Melissa Clark  
 H. Melissa Clark

DISTRICT OF COLUMBIA) ss.:

Personally appeared S. Dillon Ripley and Mary Livingston Ripley, the signers and sealers of the foregoing instrument, who acknowledged that they executed the same in the capacity and for the purpose therein stated, and that the same is their free act and deed before me.

(Seal)

Melred M. Glover  
 My Commission Expires 11-14-80

STATE OF NEW YORK)  
: ss.:  
COUNTY OF New York

Personally appeared Milton L. Rosenberg, the signer and sealer of the foregoing instrument, who acknowledged that he executed the same in the capacity and for the purpose therein stated, and that the same is his act and deed before me.

(Seal)

Rose Maglio  
 ROSE F. MAGLIO  
 Notary Public, State of New York  
 No. 24-7663875  
 Qualified in Kings County  
 Certificate filed in New York County  
 Commission Expires March 30, 1980

-5-

STATE OF CONNECTICUT)  
: ss.:  
COUNTY OF LITCHFIELD)

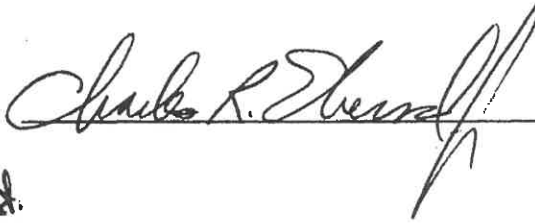
H.

Personally appeared Melissa Clark, the signer and  
sealer of the foregoing instrument, who acknowledged that she  
executed the same in the capacity and for the purpose therein  
stated, and that the same is her free act and deed before me.

(Seal)

"No Conveyance Tax collected

Barbara C. Dakin Asst.  
Town Clerk of Cornwall"

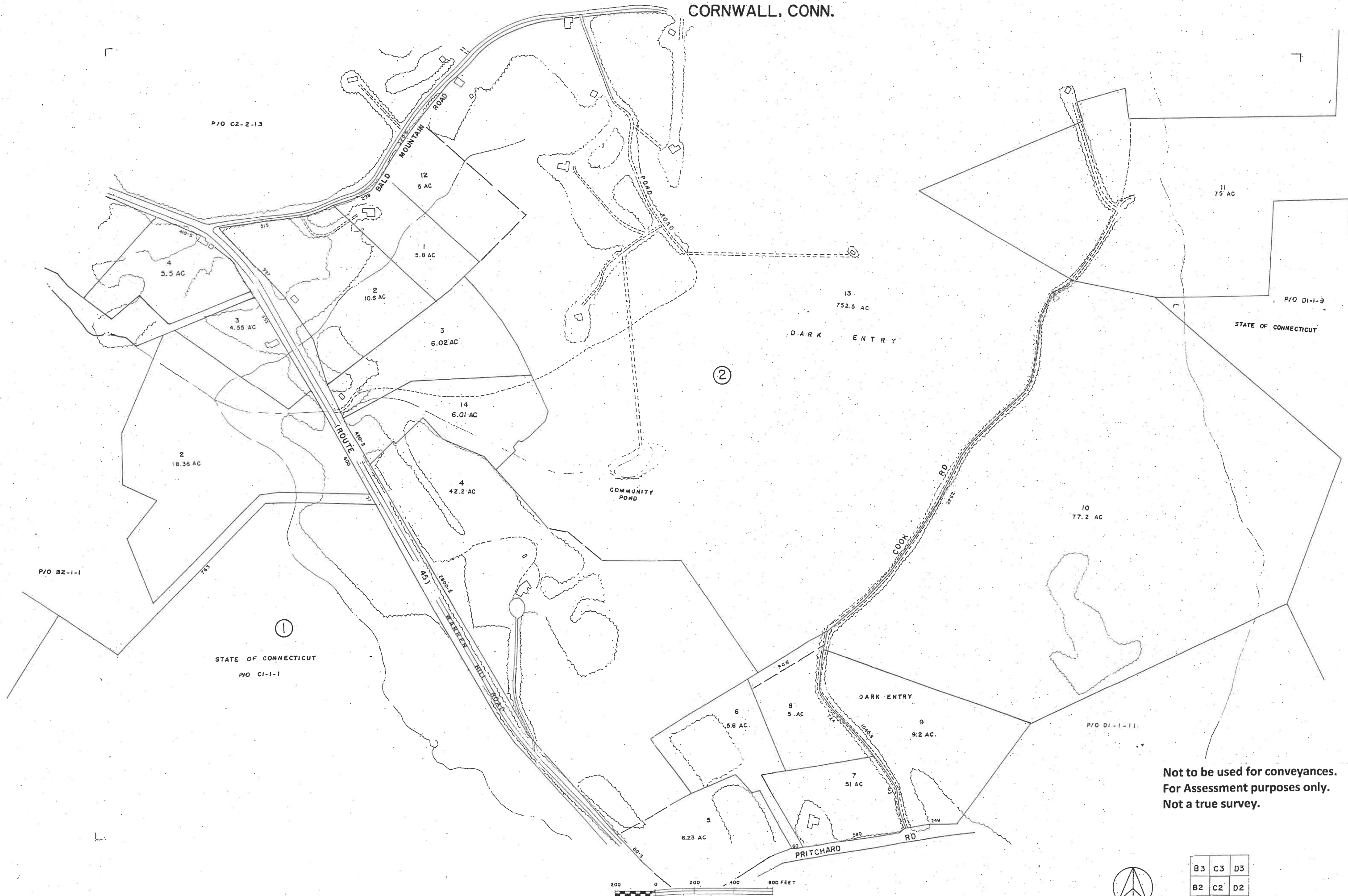


Received for Record June 25, 1979 at 4:46 PM

Recorded by Barbara C. Dakin Assistant Town Clerk.

# **EXHIBIT 8**

CORNWALL, CONN.



Not to be used for conveyances.  
For Assessment purposes only.  
Not a true survey.

B3	C3	D3
B2	C2	D2
B1	C1	D1

**CERTIFICATION OF SERVICE**

I hereby certify that on September 15, 2023 a copy of the above was mailed or electronically delivered as of the date hereof to all counsel and pro se parties of record, and that written consent for electronic delivery was received from all counsel and pro se parties of record who were electronically served, as follows:

Cramer & Anderson  
46 West Street  
PO Box 278  
Litchfield, CT 06759  
E-Mail: kmancini@crameranderson.com

Keith Robert Ainsworth  
51 Elm Street, Suite 201  
New Haven, CT 06510

Gordon & Rees LLP  
95 Glastonbury Boulevard, Suite 206  
Glastonbury, CT 06033  
E-Mail: tblatchley@grsm.com

Frank Joseph Garofalo III  
AG- Public Safety  
110 Sherman St, 2<sup>nd</sup> Floor  
Hartford, CT 06106  
E-Mail: frank.garofalo@ct.gov

/s/ Philip C. Pires  
Philip C. Pires, Esq.