

# CATIC®

hereinafter called the "Company"

Connecticut Attorneys Title Insurance Company

101 Corporate Place, Rocky Hill, CT 06067 Tel 860.529.8855 Fax 860.563.4833  
101 Merritt 7, First Floor, Norwalk, CT 06851 Tel 203.840.1141 Fax 203.840.1132

## TITLE INFORMATION REPORT (TIR)

Closing Member (CM) 003916M

Attention: Terri  
Mark J. Capecelatro, LLC  
117 Main Street  
P.O. Box 1045  
Canaan, CT 06018

Authorization No: 1372624

Date of Request: 05/21/2019

Property Type: Commercial/Unimproved Land

Phone: 1 860 824 5146

Fax: 1 860 824 9869

Client Reference: Salisbury Housing Trust

1. The property covered by the authorization is known as: Undermountain Road 0.6 acre ← **MBL: 56-05**  
and is situated in the Town of: Salisbury, CT  
and is more particularly described in Schedule A attached hereto.
2. Examine the title to property under the name(s) shown The Town Of Salisbury  
(including association and declarant where applicable).
3. Commence your examination of title from the close of business on: Wednesday, May 29 2019  
Please contact a CATIC Underwriter if your "bring down" reveals the presence of intervening liens, transfers or other matters that may impair the insured interest.

### AUTHORIZATION TO CLOSING AGENT

The Closing Agent identified above is hereby authorized to issue a policy or policies of title insurance through this Company based on the Closing Agent's examination of title to the real property described in Paragraph 1 above from the date shown on Paragraph 3, above, and subject to the exceptions listed in Schedule B (except such as may be released or otherwise disposed of in a manner acceptable to the Company, prior to the effective date and time of the policy). The information furnished herein is solely for the use of the Closing Agent identified above and solely for the purpose of facilitating the preparation of a policy of title insurance issued by the Company. Notwithstanding any information contained in this authorization, the Company's entire liability shall be restricted to the provisions, conditions and stipulations of the policy of title insurance issued pursuant to this authorization. In the event a policy of title insurance is not issued by the Closing Agent through the Company, this authorization shall be null and void.

Certification to: **CONNECTICUT ATTORNEYS TITLE INSURANCE COMPANY**

This is to certify that the above authorization has been issued based on an examination of the appropriate public records (including probate and court records as necessary) by or under the direction and supervision of the undersigned up to the commencement date shown in Paragraph 3 above.

By Joseph Poniatowski (Searching Party)  
Duly Authorized

Date TIR Sent to Closing Agent 05/31/2019

Searching Party (SP) V03278  
Joseph Poniatowski  
dba Northwestern CT Title Serv Date Due: 05/28/2019  
2023 Torrington West St.  
Torrington, CT 06790  
Phone: 1-860-496-0705 Fax 1-860-496-9960

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*Connecticut Attorneys Title Insurance Company*

## **SCHEDULE B**

Re: Authorization No. 1372624

Schedule B of the policy or policies to be issued must contain exceptions for the following matters unless the same are disposed of to the satisfaction of Connecticut Attorneys Title Insurance Company in accordance with the requirements set forth in our Procedural Guide and Procedural Bulletins. Please contact our staff attorneys regarding any underwriting questions.

1. Standard Exceptions:

- a. Real Estate Taxes and/or assessments including those not yet due and payable.
- b. Rights of persons in possession other than the insured and/or mortgagor.
- c. Any easements or claims of easements not shown by the public records, boundary line disputes, overlaps, encroachments, title to filled lands (if any) and all other facts which an accurate survey and inspection of the land would disclose and which are not shown by the public records.
- d. Unrecorded mechanics' liens.

NOTE: Standard Exceptions b, c, and d may be waived in policy upon submission of affidavit of possession, survey, lien waivers, etc. acceptable to the Company. Please refer to your Procedural Guide.

2. Defects, liens, encumbrances, adverse claims and other matters, if any, created, first appearing of record, or attaching subsequent to the search commencement date (Paragraph 3 of this Authorization), but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage covered by any policy of insurance based on this report.
3. Special Exceptions: (NOTE: Add, on mortgagee policies only, appropriate affirmative language if and as required by the mortgagee.)

1. The Possible effect of a pole line right of way in favor of the Hartford Electric Light Company, dated October 4, 1963 and recorded October 25, 1963 in volume 87 at Page 482 of the Salisbury Land Records (see Map filed as 961 on the Salisbury Land Records).

NOTE: The Property Description excepts the adjacent .25 acre piece which was originally part of this piece. That piece was a leasehold in the Seventh School District which reverted back to the heirs of Russell and Peet, was foreclosed by the Town of Salisbury for delinquent taxes, and is now owned by the Town of Salisbury.

CONTINUATION SHEET ATTACHED  YES  NO

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## SUPPLEMENT TO TITLE INFORMATION REPORT

CATIC Authorization No. 1372624

Date 05/29/2019

Property Location Undermountain Road 0.6 acre  
Salisbury, CT 06068

Present Owners The Town Of Salisbury

### I TAX INFORMATION

- Copy of current tax bill attached
- Copy of current tax bill unavailable. You must call the Tax Collector for tax information
- Back taxes due - call Tax Collector for further information

- II THE FOLLOWING INFORMATION IS PROVIDED AS AN ACCOMMODATION ONLY. AS TO ANY INFORMATION SHOWN, CATIC MAKES NO REPRESENTATIONS AND ASSUMES NO LIABILITY AS TO ITS COMPLETENESS OR ACCURACY. **IT IS THE MEMBER'S RESPONSIBILITY TO VERIFY THE EXISTENCE OR PAYMENT STATUS OF ANY ASSESSMENTS, SERVICE CHARGES OR FEES.**

### SEWER, WATER AND OTHER ASSESSMENT FEES

None1

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## TITLE INFORMATION REPORT (TIR)

Closing Member (CM) 003916M

Attention: Terri  
Mark J. Capecelatro, LLC  
117 Main Street  
P.O. Box 1045  
Canaan, CT 06018

Authorization No: 1372621

Date of Request: 05/21/2019

Property Type: Commercial/Unimproved Land

Phone: 1 860 824 5146

Fax: 1 860 824 9869

Client Reference: Salisbury Housing Trust

1. The property covered by the authorization is known as: Undermountain Road 0.25 acre ← MBL: 56-06

and is situated in the Town of: Salisbury, CT

and is more particularly described in Schedule A attached hereto.

2. Examine the title to property under the name(s) shown The Town of Salisbury  
(including association and declarant where applicable).

3. Commence your examination of title from the close of business on: Wednesday, May 29 2019  
Please contact a CATIC Underwriter if your "bring down" reveals the presence of intervening liens, transfers or other matters that may impair the insured interest.

### AUTHORIZATION TO CLOSING AGENT

The Closing Agent identified above is hereby authorized to issue a policy or policies of title insurance through this Company based on the Closing Agent's examination of title to the real property described in Paragraph 1 above from the date shown on Paragraph 3, above, and subject to the exceptions listed in Schedule B (except such as may be released or otherwise disposed of in a manner acceptable to the Company, prior to the effective date and time of the policy). The information furnished herein is solely for the use of the Closing Agent identified above and solely for the purpose of facilitating the preparation of a policy of title insurance issued by the Company. Notwithstanding any information contained in this authorization, the Company's entire liability shall be restricted to the provisions, conditions and stipulations of the policy of title insurance issued pursuant to this authorization. In the event a policy of title insurance is not issued by the Closing Agent through the Company, this authorization shall be null and void.

Certification to: **CONNECTICUT ATTORNEYS TITLE INSURANCE COMPANY**

This is to certify that the above authorization has been issued based on an examination of the appropriate public records (including probate and court records as necessary) by or under the direction and supervision of the undersigned up to the commencement date shown in Paragraph 3 above.

By Joseph Poniatowski (Searching Party)  
Duly Authorized

Date TIR Sent to Closing Agent 05/30/2019

Searching Party (SP) V03278  
Joseph Poniatowski  
dba Northwestern CT Title Serv Date Due: 05/28/2019  
2023 Torrington West St.  
Torrington, CT 06790  
Phone: 1-860-496-0705 Fax 1-860-496-9960

# C A T I C<sup>®</sup>

## Connecticut Attorneys Title Insurance Company SCHEDULE B

Re: Authorization No. 1372621

Schedule B of the policy or policies to be issued must contain exceptions for the following matters unless the same are disposed of to the satisfaction of Connecticut Attorneys Title Insurance Company in accordance with the requirements set forth in our Procedural Guide and Procedural Bulletins. Please contact our staff attorneys regarding any underwriting questions.

1. Standard Exceptions:

- a. Real Estate Taxes and/or assessments including those not yet due and payable.
- b. Rights of persons in possession other than the insured and/or mortgagor.
- c. Any easements or claims of easements not shown by the public records, boundary line disputes, overlaps, encroachments, title to filled lands (if any) and all other facts which an accurate survey and inspection of the land would disclose and which are not shown by the public records.
- d. Unrecorded mechanics' liens.

NOTE: Standard Exceptions b, c, and d may be waived in policy upon submission of affidavit of possession, survey, lien waivers, etc. acceptable to the Company. Please refer to your Procedural Guide.

2. Defects, liens, encumbrances, adverse claims and other matters, if any, created, first appearing of record, or attaching subsequent to the search commencement date (Paragraph 3 of this Authorization), but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage covered by any policy of insurance based on this report.
3. Special Exceptions: (NOTE: Add, on mortgagee policies only, appropriate affirmative language if and as required by the mortgagee.)

1. The Possible effect of a pole line right of way in favor of the Hartford Electric Light Company, dated October 4, 1963 and recorded October 25, 1963 in Volume 87 at Page 482 of the Salisbury Land Records (see Map filed as 961 on the Salisbury Land Records).

Note: The Seventh School District of the School Society of the Town Of Salisbury acquired a leasehold interest in the subject premises by deed dated November 4, 1850 and recorded June 3, 1951 in Volume 25 at Page 377 of the Salisbury Land Records. Said premises were leased to the school district with the understanding that if the premises ever ceased to be used for school purposes the fee would be forfeited to the grantor's or their heirs and assigns. On October 4, 1954 at an Annual Town Meeting the Town of Salisbury voted to release the subject property for school purposes and market the property. The property then reverted to William P. Russell and Eliza Peet and their heirs by virtue of the Right Of Reverter contained in Volume 25 at Page 377. The heirs of Russell and Peet neglected to pay the taxes due on said real estate and the Town subsequently foreclosed the tax liens and acquired the property by a Certificate Of Foreclosure, dated and recorded October 24, 1985 in Volume 134 at Page 602 of the Salisbury Land Records. As no Lis Pendens was recorded on the Land Records upon the commencement of the foreclosure action, there is no evidence of which specific heirs, et al, were given notice of the pendency of this action. The foreclosure dates back to October, 1985.

CONTINUATION SHEET ATTACHED  YES  NO

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Connecticut Attorneys Title Insurance Company

## SUPPLEMENT TO TITLE INFORMATION REPORT

CATIC Authorization No. 1372621

Date 05/29/2019

Property Location Undermountain Road 0.25 acre  
Salisbury, CT 06068

Present Owners The Town of Salisbury

### I TAX INFORMATION

- Copy of current tax bill attached
- Copy of current tax bill unavailable. You must call the Tax Collector for tax information
- Back taxes due - call Tax Collector for further information

Exempt

- II THE FOLLOWING INFORMATION IS PROVIDED AS AN ACCOMMODATION ONLY. AS TO ANY INFORMATION SHOWN, CATIC MAKES NO REPRESENTATIONS AND ASSUMES NO LIABILITY AS TO ITS COMPLETENESS OR ACCURACY. IT IS THE MEMBER'S RESPONSIBILITY TO VERIFY THE EXISTENCE OR PAYMENT STATUS OF ANY ASSESSMENTS, SERVICE CHARGES OR FEES.

SEWER, WATER AND OTHER ASSESSMENT FEES