

AN ACT CONCERNING THE CONVEYANCE OF PARCELS OF STATE LAND TO THE NEW HAVEN PORT AUTHORITY

Be it enacted by the Senate and House of Representatives in General Assembly convened:

- (a) Notwithstanding any provision of the general statutes, the Commissioner of Transportation shall convey to the New Haven Port Authority five parcels of land located in the city of New Haven, at a cost equal to the fair market value of the properties, as determined by the average of the appraisals of two independent appraisers selected by the commissioner, plus the administrative costs of making such conveyance.
- (b) The first parcel of land, known as Parcel 1, has an area of approximately 1.49 acres and is identified as all that certain piece or parcel of land, located in the City of New Haven, County of New Haven and State of Connecticut, being shown and designated as **RELEASE AREA = 6,032 +/- m² (1.490 +/- ACRES)** on that certain map entitled, **“COMPILATION PLAN, TOWN OF NEW HAVEN, MAP SHOWING LAND RELEASED TO NEW HAVEN PORT AUTHORITY BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, WATERFRONT STREET @ WATERFRONT CONNECTOR”**, Scale 1:500, dated December 2016, revised 2/27/23, prepared by Scott A. Hill, P.E., Chief Engineer – Bureau of Engineering and Construction, Town No. 92, Project No. 92-43, Serial No. 50F.
- (c) The second parcel of land, known as Parcel 4, has an area of approximately .293 acre and is described as all that certain piece or parcel of land, located in the City of New Haven, County of New Haven and State of Connecticut, being shown and designated as **RELEASE AREA = 1184.9 +/- m² (12,754 +/- SQ. FT.)** on that certain map entitled, **“COMPILATION PLAN, TOWN OF NEW HAVEN, MAP SHOWING LAND RELEASED TO NEW HAVEN PORT AUTHORITY BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, WATERFRONT CONNECTOR @ STILES STREET”**, Scale 1:500, dated August 2015, revised 6/8/16 and 2/27/23, prepared by Scott A. Hill, P.E., Chief Engineer – Bureau of Engineering and Construction Town No. 92, Project No. 92-532, Serial No. 34A .
- (d) The third parcel of land, known as Parcel 5, has an area of approximately .898 acre and is described as all that certain piece or parcel of land, located in the City of New Haven, County of New Haven and State of Connecticut, being shown and designated as **RELEASE AREA = 3637.2 +/- m² (39,152 +/- SQ. FT.)** on that certain map entitled, **“COMPILATION PLAN, TOWN OF NEW HAVEN, MAP SHOWING LAND RELEASED TO NEW HAVEN PORT AUTHORITY BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, WATERFRONT CONNECTOR”**, Scale 1:500, dated August 2018, revised 2/27/23, prepared by Scott A. Hill, P.E., Chief Engineer – Bureau of Engineering and Construction Town No. 92, Project No. 92-532, Serial No. 11B.

- (e) The fourth parcel of land, known as Parcel 6, has an area of approximately .111 acre and is described as all that certain piece or parcel of land, located in the City of New Haven, County of New Haven and State of Connecticut, being shown and designated as **RELEASE AREA = 447.3 +/- m² (4,815 +/- SQ. FT.)** on that certain map entitled, **“COMPILATION PLAN, TOWN OF NEW HAVEN, MAP SHOWING LAND RELEASED TO NEW HAVER PORT AUTHORITY_ BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, WATERFRONT CONNECTOR”**, Scale 1:500, dated February 2021, revised 2/27/23, prepared by Scott A. Hill, P.E., Chief Engineer – Bureau of Engineering and Construction Town No. 92, Project No. 92-532, Serial No. 12B .
- (f) The fifth parcel of land, known as Parcel B, has an area of approximately .19 acre and is described as all that certain piece or parcel of land, located in the City of New Haven, County of New Haven and State of Connecticut, being shown and designated as **PARCEL B RELEASE AREA = 777.9 +/- m² (8,373 +/- SQ. FT.)** on that certain map entitled, **“COMPILATION PLAN, TOWN OF NEW HAVEN, MAP SHOWING LAND RELEASED TO NEW HAVEN PORT AUTHORITY BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, RECONSTRUCTION OF I-95 OVER WEST RIVER NEW HAVEN-WEST HAVEN”**, Scale 1:500, dated July 2021, revised 7/26/21 and 3/1/23, prepared by Scott A. Hill, P.E., Chief Engineer – Bureau of Engineering and Construction Town No. 92, Project No. 92-522, Serial No. 14A.
- (g) Each of the conveyances shall be subject to the approval of the State Properties Review Board.
- (h) The State Properties Review Board shall complete its review of the conveyance of said parcels of land not later than thirty days after it receives a proposed agreement from the Department of Transportation. The land shall remain under the care and control of said department until a conveyance is made in accordance with the provisions of this section. The State Treasurer shall execute and deliver any deed or instrument necessary for a conveyance under this section, which or instrument shall include provisions to carry out the purposes of subsection (b) of this section. The Commissioner of Transportation shall have the sole responsibility for all other incidents of such conveyance.

Approved [_____]

**CONNECTICUT GENERAL ASSEMBLY
CONVEYANCE QUESTIONNAIRE
(Parcels 1, 4, 5, ~~and 6,~~ and Parcel B)**

Revised March 29, 2023

1. Please submit the following documents:

A. The best available legal map of the property.

RESPONSE: See attached maps described as follows:

~~attached compilation maps prepared by the Connecticut Department of Transportation (“DOT”) and map entitled “New Haven East Shore Properties I-95 New Haven Harbor Crossing Improvement Program Rev. November 5, 2015”. (Behind Tab 1). We understand that DOT will be updating the title block to indicate that the parcels will be transferred to the New Haven Port Authority.~~

Parcel 1 (See Tab 1):

“COMPILATION PLAN, TOWN OF NEW HAVEN, MAP SHOWING LAND RELEASED TO NEW HAVEN PORT AUTHORITY BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, WATERFRONT STREET @ WATERFRONT CONNECTOR”, Scale 1:500, dated December 2016, revised 2/27/23, prepared by Scott A. Hill, P.E., Chief Engineer – Bureau of Engineering and Construction Town No. 92, Project No. 92-43, Serial No. 50F.

Parcel 4 (See Tab 2):

“COMPILATION PLAN, TOWN OF NEW HAVEN, MAP SHOWING LAND RELEASED TO NEW HAVEN PORT AUTHORITY BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, WATERFRONT CONNECTOR @ STILES STREET”, Scale 1:500, dated August 2015, revised 6/8/16 and 2/27/23, prepared by Scott A. Hill, P.E., Chief Engineer – Bureau of Engineering and Construction Town No. 92, Project No. 92-532, Serial No. 34A .

Parcel 5 (See Tab 3):

“COMPILATION PLAN, TOWN OF NEW HAVEN, MAP SHOWING LAND RELEASED TO NEW HAVEN PORT AUTHORITY BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, WATERFRONT CONNECTOR”, Scale 1:500, dated August 2018, revised 2/27/23, prepared by Scott A. Hill, P.E., Chief Engineer – Bureau of Engineering and Construction Town No. 92, Project No. 92-532, Serial No. 11B.

Parcel 6 (See Tab 4):

“COMPILATION PLAN, TOWN OF NEW HAVEN, MAP SHOWING LAND RELEASED TO NEW HAVEN PORT AUTHORITY BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, WATERFRONT CONNECTOR”, Scale 1:500, dated February 2021, revised 2/27/23, prepared by Scott A. Hill, P.E., Chief Engineer – Bureau of Engineering and Construction Town No. 92, Project No. 92-532, Serial No. 12B .

Parcel B (See Tab 5):

“COMPILATION PLAN, TOWN OF NEW HAVEN, MAP SHOWING LAND RELEASED TO NEW HAVEN PORT AUTHORITY BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, RECONSTRUCTION OF I-95 OVER WEST RIVER NEW HAVEN- WEST HAVEN”, Scale 1:500, dated July 2021, revised 7/26/21 and 3/1/23, prepared by Scott A. Hill, P.E., Chief Engineer – Bureau of Engineering and Construction Town No. 92, Project No. 92-522, Serial No. 14A.

“

- B. An appraisal of the value of the property. If an appraisal has not been prepared, please indicate the estimated value of the property and the methodology used to calculate such estimated value.

RESPONSE: DOT had appraisals of the properties done which we have not seen. On 9/24/21, DOT offered to sell Parcels 1, 4, 5 ~~and 6 and 6~~ to the New Haven Port Authority for a total of \$637,000 (Parcel 1 - \$325,000; Parcel 4 - \$70,000; Parcel 5 - \$227,000 and Parcel 6 - \$15,000). We are unaware of any appraisal of Parcel B.

2. Is this conveyance based upon prior legislation? For example, are you attempting to repeal or amend a prior conveyance or was this request drafted in a bill that was not passed by the legislature? If yes, please give the bill or special act number and year, if known.

RESPONSE: No.

3. Please answer the following questions:

- A. What are the tax assessor’s map, block and lot numbers for the property? If such numbers do not accurately describe the property, please provide a metes and bounds legal description of the property.

RESPONSE: See attached list of the map/block parcels for each of Parcels 1, 4, 5, ~~6 and B and 6~~ behind Tab 26. The map/block/lots do not accurately describe the properties because the Assessor’s maps have not been updated to reflect parcel changes due to the I-95 New Haven Harbor Crossing Improvement Program. We do not know what the M/B/L is for Parcel B, however is it included in the attached chart so as all is transparent.
~~See also attached legal descriptions behind Tab 3.~~

- B. What is the acreage of the property?

RESPONSE: Parcel 1 – 1.49 acres Parcel 5 - .898 acres
Parcel 4 - .293 acres Parcel 6 - .111 acres
Parcel B - .192 acres

- C. Which state agency has custody and control of the property?

RESPONSE: DOT.

- D. What costs, if any, would the state incur if the property were conveyed? (e.g. if the property abutted a highway and needed to be fenced off.)

RESPONSE: ~~None to our knowledge.~~ A gravel pile, a grit chamber and other DOT property on Parcel B will need to be removed.

- E. How much would the municipality or entity receiving the property agree to pay for it? (e.g. the administrative costs to the state of making the conveyance; a specific dollar amount; or fair market value)

RESPONSE: Fair market value.

- F. How will the municipality or entity receiving the property use it? (e.g. open space, recreational, housing, economic development)

RESPONSE: To support multimodal movement of freight transiting the Port of New Haven.

- G. If the municipality or entity receiving the property has a specified use for the property, would it agree to a provision in the conveyance legislation that, if the property is not used for such purpose, it shall revert to the state?

RESPONSE: No, because the New Haven Port Authority will be paying fair market value for the properties.

- H. Has the municipality or entity asked the state agency that has custody of the property to convey the property to the town or entity (i.e. through an administrative rather than legislative process)?

RESPONSE: No.

- I. If the answer to question (H) is yes, please indicate the status of such administrative process and why legislation is needed. If the answer to question (H) is no, please indicate why not.

RESPONSE: There is no administrative process available to convey the property to the New Haven Port Authority.

- J. Has a title search of the property been conducted?

RESPONSE: Title searches were conducted by DOT. Parcel 1 (2001, 2005, 2017); Parcel 4 (2000, 2001, 2005, 2013); Parcel 5 (2000, 2004); ~~and~~ and Parcel 6 (2000). We do not know if there is a title search for Parcel B.

- K. Are there any deed or other restrictions on the use of the property? If so, please specify.

RESPONSE: Parcel 1 - (a) Drainage right-of-way to be reserved by the State; (b) Easement for the purposes of inspection, maintenance, rehabilitation and future construction of bridge structures and supporting piers to be reserved by the State; and (c) -Pipeline easement in favor of Magellan Terminal Holdings, L.P., n/k/a Buckeye PT Terminals LP.

Parcel 5 – Drainage right-of-way to be reserved by the State of Connecticut (mentioned on the map but location is not clearly plotted on the map).

Parcel 6 – Easement for existing utilities reserved in favor of the State of Connecticut (mentioned on the map but location is not clearly plotted on the map not sure if this will be retained).

Parcel B – (a) Easement for existing utilities in favor of the State of Connecticut (mentioned on the map but location is not clearly plotted on the map); and (b) Easement for sewer lateral reserved in favor of State of Connecticut.

L. Please state the name of the municipality or entity that would receive the property.

RESPONSE: New Haven Port Authority.

4. Please provide the name, address and phone and fax numbers of the person who completed this form.

RESPONSE: Sally Kruse, Executive Director
New Haven Port Authority
P.O. Box 8716
New Haven, CT 06531
(203) 946-6778 (P)
Email: portauthority@newhavenct.gov

5. Please provide the name of the legislator(s) sponsoring this legislation.

RESPONSE: Alphonse Paolillo, Jr.

**CONNECTICUT GENERAL ASSEMBLY
CONVEYANCE QUESTIONNAIRE
(Parcels 1, 4, 5, 6, and Parcel B)**

Revised March 29, 2023

1. Please submit the following documents:

A. The best available legal map of the property.

RESPONSE: See attached maps described as follows:

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“COMPILATION PLAN, TOWN OF NEW HAVEN, MAP SHOWING LAND RELEASED TO NEW HAVEN PORT AUTHORITY BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, WATERFRONT STREET @ WATERFRONT CONNECTOR”, Scale 1:500, dated December 2016, revised 2/27/23, prepared by Scott A. Hill, P.E., Chief Engineer – Bureau of Engineering and Construction Town No. 92, Project No. 92-43, Serial No. 50F.

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Parcel 6 (See Tab 4):

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- B. An appraisal of the value of the property. If an appraisal has not been prepared, please indicate the estimated value of the property and the methodology used to calculate such estimated value.

RESPONSE: DOT had appraisals of the properties done which we have not seen. On 9/24/21, DOT offered to sell Parcels 1, 4, 5 and 6 to the New Haven Port Authority for a total of \$637,000 (Parcel 1 - \$325,000; Parcel 4 - \$70,000; Parcel 5 - \$227,000 and Parcel 6 - \$15,000). We are unaware of any appraisal of Parcel B.

2. Is this conveyance based upon prior legislation? For example, are you attempting to repeal or amend a prior conveyance or was this request drafted in a bill that was not passed by the legislature? If yes, please give the bill or special act number and year, if known.

RESPONSE: No.

3. Please answer the following questions:

- A. What are the tax assessor’s map, block and lot numbers for the property? If such numbers do not accurately describe the property, please provide a metes and bounds legal description of the property.

RESPONSE: See attached list of the map/block parcels for each of Parcels 1, 4, 56 and B behind Tab 6. The map/block/lots do not accurately describe the properties because the Assessor’s maps have not been updated to reflect parcel changes due to the I-95 New Haven Harbor Crossing Improvement Program. We do not know what the M/B/L is for Parcel B, however it is included in the attached chart so as all is transparent.

- B. What is the acreage of the property?

RESPONSE: Parcel 1 – 1.49 acres	Parcel 5 - .898 acres
Parcel 4 - .293 acres	Parcel 6 - .111 acres
Parcel B - .192 acres	

- C. Which state agency has custody and control of the property?

RESPONSE: DOT.

- D. What costs, if any, would the state incur if the property were conveyed? (e.g. if the property abutted a highway and needed to be fenced off.)

RESPONSE: A gravel pile, a grit chamber and other DOT property on Parcel B will need to be removed.

- E. How much would the municipality or entity receiving the property agree to pay for it? (e.g. the administrative costs to the state of making the conveyance; a specific dollar amount; or fair market value)

RESPONSE: Fair market value.

- F. How will the municipality or entity receiving the property use it? (e.g. open space, recreational, housing, economic development)

RESPONSE: To support multimodal movement of freight transiting the Port of New Haven.

- G. If the municipality or entity receiving the property has a specified use for the property, would it agree to a provision in the conveyance legislation that, if the property is not used for such purpose, it shall revert to the state?

RESPONSE: No, because the New Haven Port Authority will be paying fair market value for the properties.

- H. Has the municipality or entity asked the state agency that has custody of the property to convey the property to the town or entity (i.e. through an administrative rather than legislative process)?

RESPONSE: No.

- I. If the answer to question (H) is yes, please indicate the status of such administrative process and why legislation is needed. If the answer to question (H) is no, please indicate why not.

RESPONSE: There is no administrative process available to convey the property to the New Haven Port Authority.

- J. Has a title search of the property been conducted?

RESPONSE: Title searches were conducted by DOT. Parcel 1 (2001, 2005, 2017); Parcel 4 (2000, 2001, 2005, 2013); Parcel 5 (2000, 2004); and Parcel 6 (2000). We do not know if there is a title search for Parcel B.

- K. Are there any deed or other restrictions on the use of the property? If so, please specify.

RESPONSE: Parcel 1 - (a) Drainage right-of-way to be reserved by the State; (b) Easement for the purposes of inspection, maintenance, rehabilitation and future construction of bridge structures and supporting piers to be reserved by the State; and (c) Pipeline easement in favor of Magellan Terminal Holdings, L.P., n/k/a Buckeye PT Terminals LP.

Parcel 5 – Drainage right-of-way to be reserved by the State of Connecticut (mentioned on the map but location is not clearly plotted on the map).

Parcel 6 – Easement for existing utilities reserved in favor of the State of Connecticut (mentioned on the map but location is not clearly plotted on the map).

Parcel B – (a) Easement for existing utilities in favor of the State of Connecticut (mentioned on the map but location is not clearly plotted on the map); and (b) Easement for sewer lateral reserved in favor of State of Connecticut.

L. Please state the name of the municipality or entity that would receive the property.

RESPONSE: New Haven Port Authority.

4. Please provide the name, address and phone and fax numbers of the person who completed this form.

RESPONSE: Sally Kruse, Executive Director
New Haven Port Authority
P.O. Box 8716
New Haven, CT 06531
(203) 946-6778 (P)
Email: portauthority@newhavenct.gov

5. Please provide the name of the legislator(s) sponsoring this legislation.

RESPONSE: Alphonse Paolillo, Jr.

State of Connecticut
GENERAL ASSEMBLY



GOVERNMENT ADMINISTRATION AND ELECTIONS COMMITTEE
LEGISLATIVE OFFICE BUILDING, ROOM 2200
HARTFORD, CT 06106-1591
TELEPHONE (860) 240-0480

Supplemental Conveyance Questionnaire

Must be completed and submitted with the Conveyance Request Form.

Parcel Identification: Parcels 1, 4, 5, 6, and Parcel B.

Name of Person Completing Form: Sally Kruse, Executive Director, New Haven Port Authority

Name of Legislator(s) Sponsoring the Conveyance: Alphonse Paolillo, Jr.

What is the current use of the property? Vacant

Is the site in an Aquifer Protection Area? Yes/☒No

If yes, please provide mapping.

Is the site within a public water supply watershed? Yes/☒No

If yes, please provide mapping.

Are springs, streams, watercourses, and/or wetlands on the property? Yes/☒No

If yes, please provide mapping.

Is the site identified by the State Natural Diversity Data Base as being within an area containing endangered, threatened, special concern species and significant natural communities? Yes/☒No
If yes, please provide reference information.

Estimate existing land coverage on the property by percentage (should add up to 100%):

Buildings:

Other impervious cover (parking lots, roads, driveways, sidewalks):

Developed open space (lawn, turf, playing field):

Natural meadow, grassland, or agriculture:

Forest:

Water bodies, dams, levees:

Parcel 1 – Gravel

Parcel 4 – Gravel and Dirt

Parcel 5 - Impervious

Parcel 6 – Gravel

Parcel B - Impervious

Other (including Low Impact Development, Green Infrastructure, and water resource rights-of-way that would need to be maintained by the future property owner): None.

Are any of the buildings on the property on the National Register of Historic Places? Yes/☒No
If yes, please explain.

Note: CT ECO provides useful information.

State of Connecticut
GENERAL ASSEMBLY



GOVERNMENT ADMINISTRATION AND ELECTIONS COMMITTEE
LEGISLATIVE OFFICE BUILDING, ROOM 2200
HARTFORD, CT 06106-1591
TELEPHONE (860) 240-0480

Supplemental Conveyance Questionnaire

Must be completed and submitted with the Conveyance Request Form.

Parcel Identification: Parcels 1, 4, 5, 6, and 6 Parcel B.

Name of Person Completing Form: Sally Kruse, Executive Director, New Haven Port Authority

Name of Legislator(s) Sponsoring the Conveyance: Alphonse Paolillo, Jr.

What is the current use of the property? Vacant

Is the site in an Aquifer Protection Area? Yes/☒ No

If yes, please provide mapping.

Is the site within a public water supply watershed? Yes/☒ No

If yes, please provide mapping.

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Estimate existing land coverage on the property by percentage (should add up to 100%):

Buildings:

Other impervious cover (parking lots, roads, driveways, sidewalks):

Developed open space (lawn, turf, playing field):

Natural meadow, grassland, or agriculture:

Forest:

Water bodies, dams, levees:

Parcel 1 – Gravel

Parcel 4 – Gravel and Dirt

Parcel 5 - Impervious

Parcel 6 – Gravel

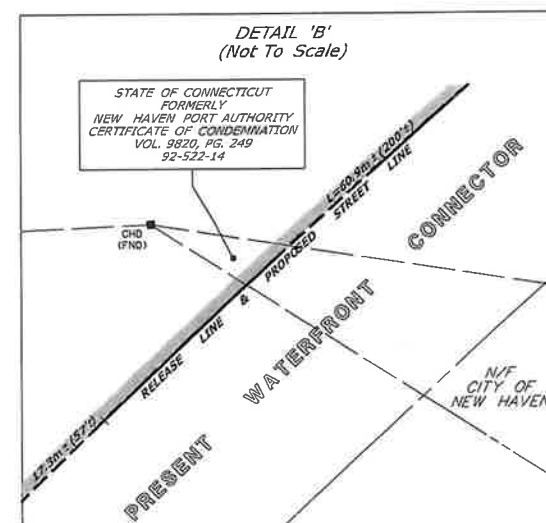
Parcel B - Impervious

Other (including Low Impact Development, Green Infrastructure, and water resource rights-of-way that would need to be maintained by the future property owner): None.

Are any of the buildings on the property on the National Register of Historic Places? Yes/☒No
If yes, please explain.

Note: CT ECO provides useful information.

TAB 1



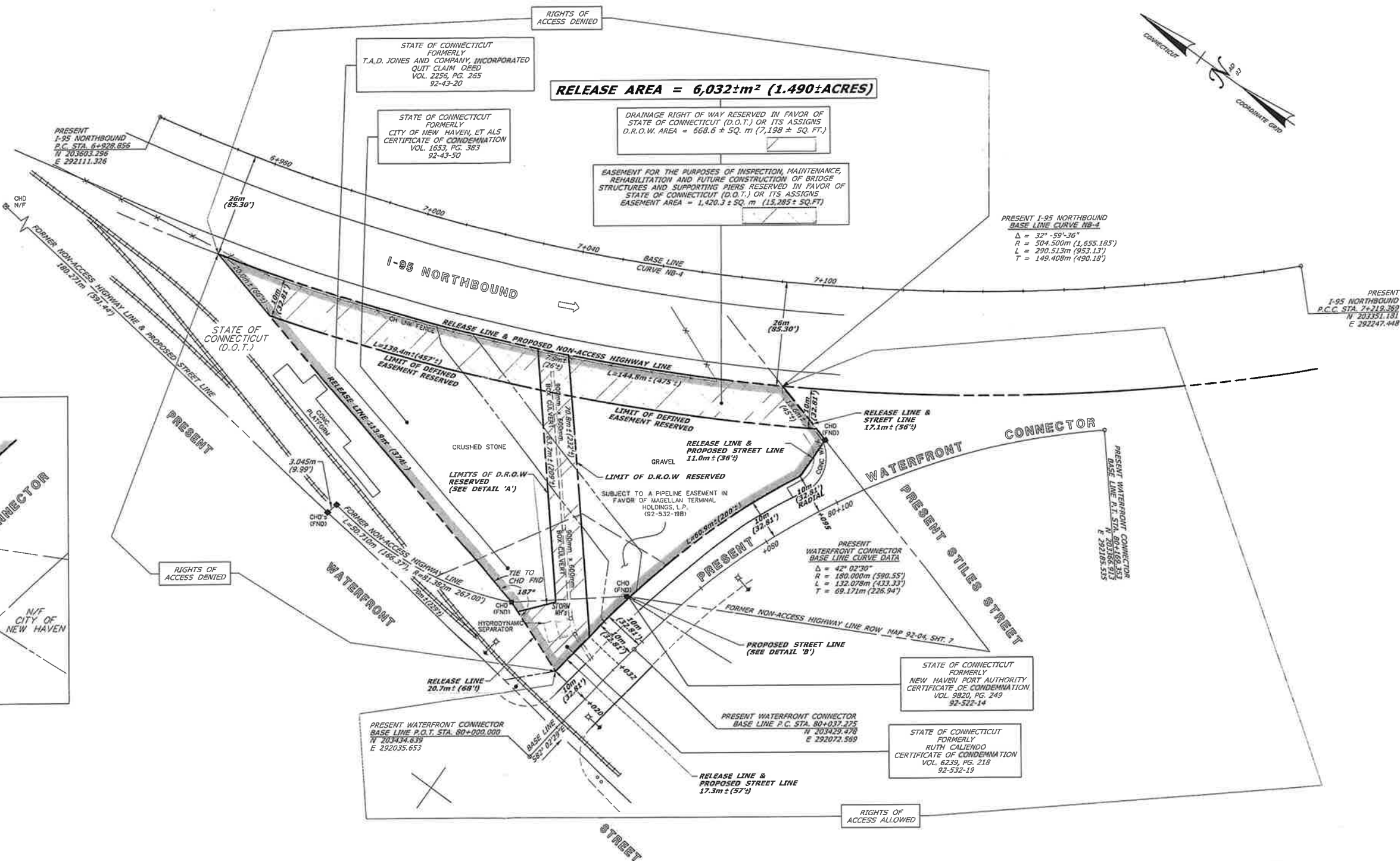
- REFERENCES:**
1. GENERAL LOCATION SURVEY LOCATION SURVEY PROVIDED BY L-C ASSOCIATES, DIGITAL FILE: GRB3P.GRN.
 2. CONINDOT CONSTRUCTION PROJECT NO. 92-532 ENTITLED "NEW HAVEN HARBOR CROSSING CORRIDOR IMPROVEMENTS, CONTRACT B", SHEETS 63 & 70, DATED 6/27/00, SCALE: 1:1000
 3. CONINDOT BRC FILE NO. 92-532-19
 4. CONINDOT BRC FILE NO. 92-532-19A
 5. CONINDOT BRC FILE NO. 92-532-19B
 6. CONINDOT BRC FILE NO. 92-532-19C
 7. MAP ENTITLED "WATERFRONT STREET/FORBES AVENUE PIPELINE RELOCATION PLANE (12, 45-BUILT PIPE PLAN), SCALE: 1"=20', ISSUE DATE: 7/24/2012, PROVIDED BY CHA, ROCKY HILL, CT
 8. CONINDOT ROW MAP NO. 92-04, SHT. 7 OF 9

NOTES

1. THIS COMPILATION PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF THE CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THROUGH 20-300B-20, AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1956. IT CONFORMS TO CLASS D ACCURACY AND IS INTENDED TO DEPICT THE LIMITS OF PROPERTY TRANSACTION AS NOTED HEREON. THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH, AND/OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSIDERED A FIELD SURVEY, NOR NECESSARILY OBTAIN AS THE RESULT OF A FIELD SURVEY AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.

2. THE TOPOGRAPHY AND PROPERTY LINE EVIDENCE DEPICTED ARE BASED UPON THE SURVEY/MAPPING DATA AS REFERENCED. UNLESS OTHERWISE NOTED, THESE PROPERTY/BOUNDARY LINES DO NOT REPRESENT THE PROFESSIONAL OPINION OF THE UNDERSIGNED.

DRAWN BY	<u>TJB</u>
DATE	<u>12/2016</u>
CHECKED BY	<u>CEA</u>
DATE	<u>12/2016</u>



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS
SUBSTANTIALLY CORRECT AS NOTED HEREON.

DATE	REVISION	REQ. BY
2/27/23	REVISED TITLE BLOCK	ANM

AND WITHOUT LIVE SIGNATURE AND EMBOSSED SEAL

TOWN NO. 92

PROJECT NO. 92-43

SHEET 1 OF 1

DATE

PLS #1892

CHRISTINE E. AUBREY, P.L.S.

TRANSPORTATION PRINCIPAL ENGINEER

File: C:\Users\jvresqu\My State of Connecticut\DOT Control Surveys - Documents\From X Drive\Z_V8_CTDOT_NON_PROJECTS\Survey\Release\090_099\SV_CS_092_0043_050RMF.dgn

SCALE 1:500

0 5 10 20 30 40 METERS

1 METER = 3.28083333 U.S. SURVEY FEET

COMPILATION PLAN

TOWN OF NEW HAVEN
MAP SHOWING LAND RELEASED TO
NEW HAVEN PORT AUTHORITY

BY
THE STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION

WATERFRONT STREET @ WATERFRONT CONNECTOR

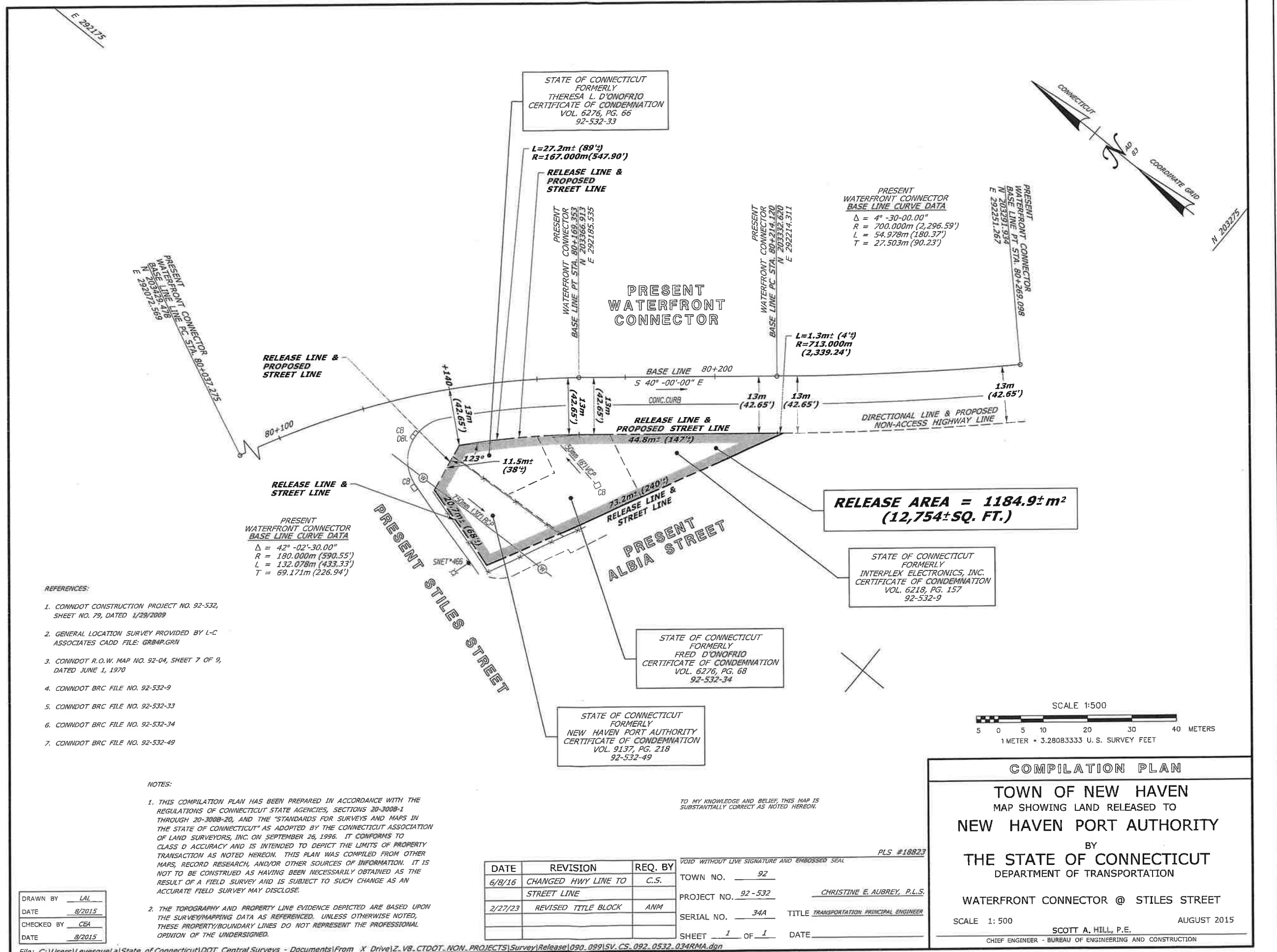
SCALE 1:500

DECEMBER 2016

SCOTT A. HILL, P.E.

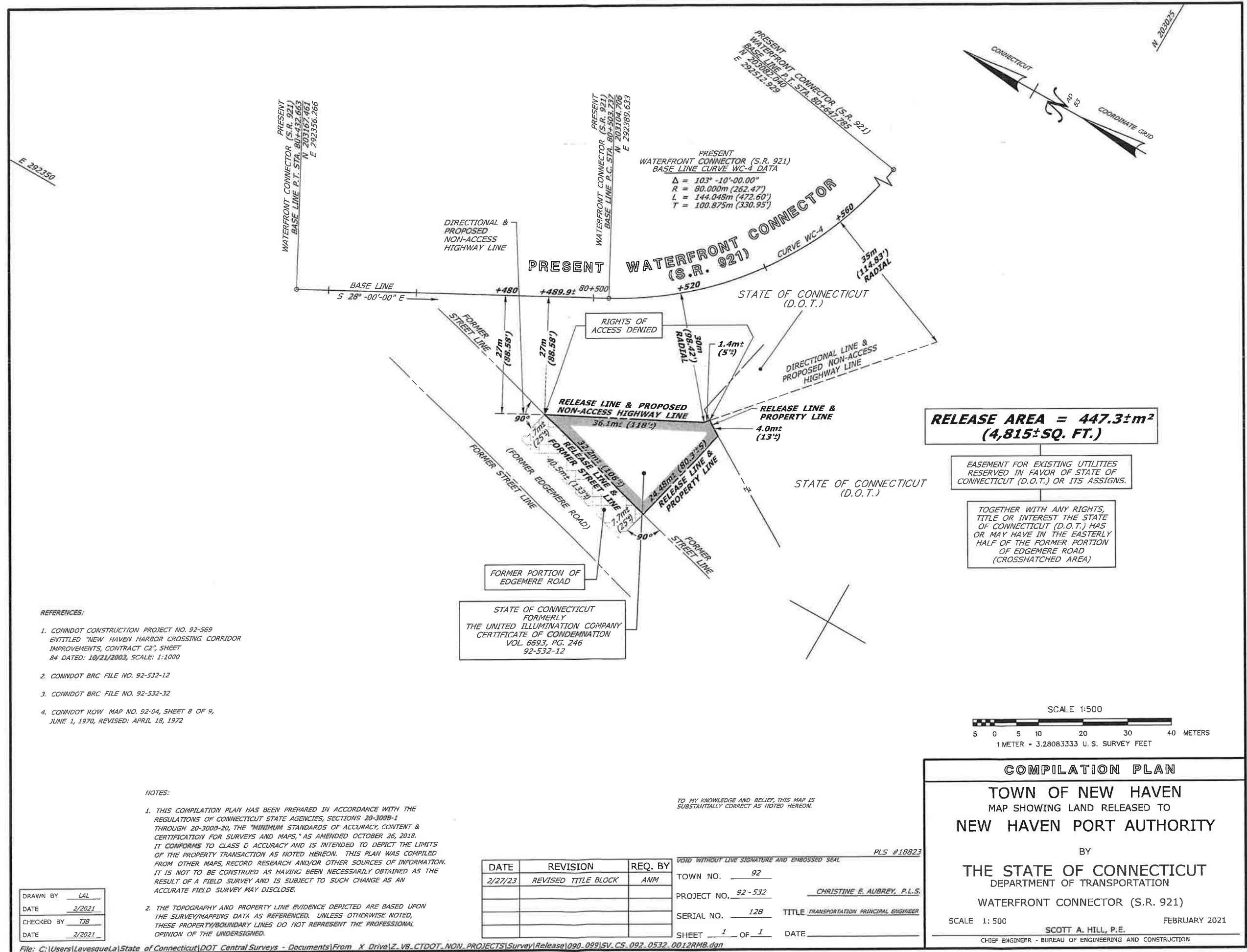
CHIEF ENGINEER - BUREAU OF ENGINEERING AND CONSTRUCTION

TAB 2



TAB 3

TAB 4



- REFERENCES:
- 1. CONNDOT CONSTRUCTION PROJECT NO. 92-569 ENTITLED "NEW HAVEN HARBOR CROSSING CORRIDOR IMPROVEMENTS, CONTRACT C2", SHEET 84 DATED: 10/21/2003, SCALE: 1:1000
 - 2. CONNDOT BRC FILE NO. 92-532-12
 - 3. CONNDOT BRC FILE NO. 92-532-32
 - 4. CONNDOT ROW MAP NO. 92-04, SHEET 8 OF 9, JUNE 1, 1970, REVISED: APRIL 18, 1972

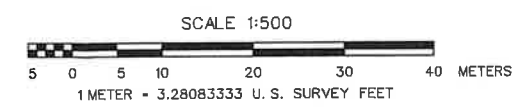
- NOTES:
- 1. THIS COMPILATION PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THROUGH 20-300B-20, THE "MINIMUM STANDARDS OF ACCURACY, CONTENT & CERTIFICATION FOR SURVEYS AND MAPS," AS AMENDED OCTOBER 26, 2018. IT CONFORMS TO CLASS D ACCURACY AND IS INTENDED TO DEPICT THE LIMITS OF THE PROPERTY TRANSACTION AS NOTED HEREON. THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH AND/OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN NECESSARILY OBTAINED AS THE RESULT OF A FIELD SURVEY AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.
 - 2. THE TOPOGRAPHY AND PROPERTY LINE EVIDENCE DEPICTED ARE BASED UPON THE SURVEY/MAPPING DATA AS REFERENCED. UNLESS OTHERWISE NOTED, THESE PROPERTY/BOUNDARY LINES DO NOT REPRESENT THE PROFESSIONAL OPINION OF THE UNDERSIGNED.

DRAWN BY LAL
DATE 2/2021
CHECKED BY TJB
DATE 2/2021

DATE	REVISION	REQ. BY
2/27/23	REVISED TITLE BLOCK	ANM

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

VOID WITHOUT LIVE SIGNATURE AND EMBOSSED SEAL
PLS #18823
TOWN NO. 92
PROJECT NO. 92-532 CHRISTINE E. AUBREY, P.L.S.
SERIAL NO. 12B TITLE TRANSPORTATION PRINCIPAL ENGINEER
SHEET 1 OF 1 DATE



COMPILATION PLAN

TOWN OF NEW HAVEN
MAP SHOWING LAND RELEASED TO
NEW HAVEN PORT AUTHORITY

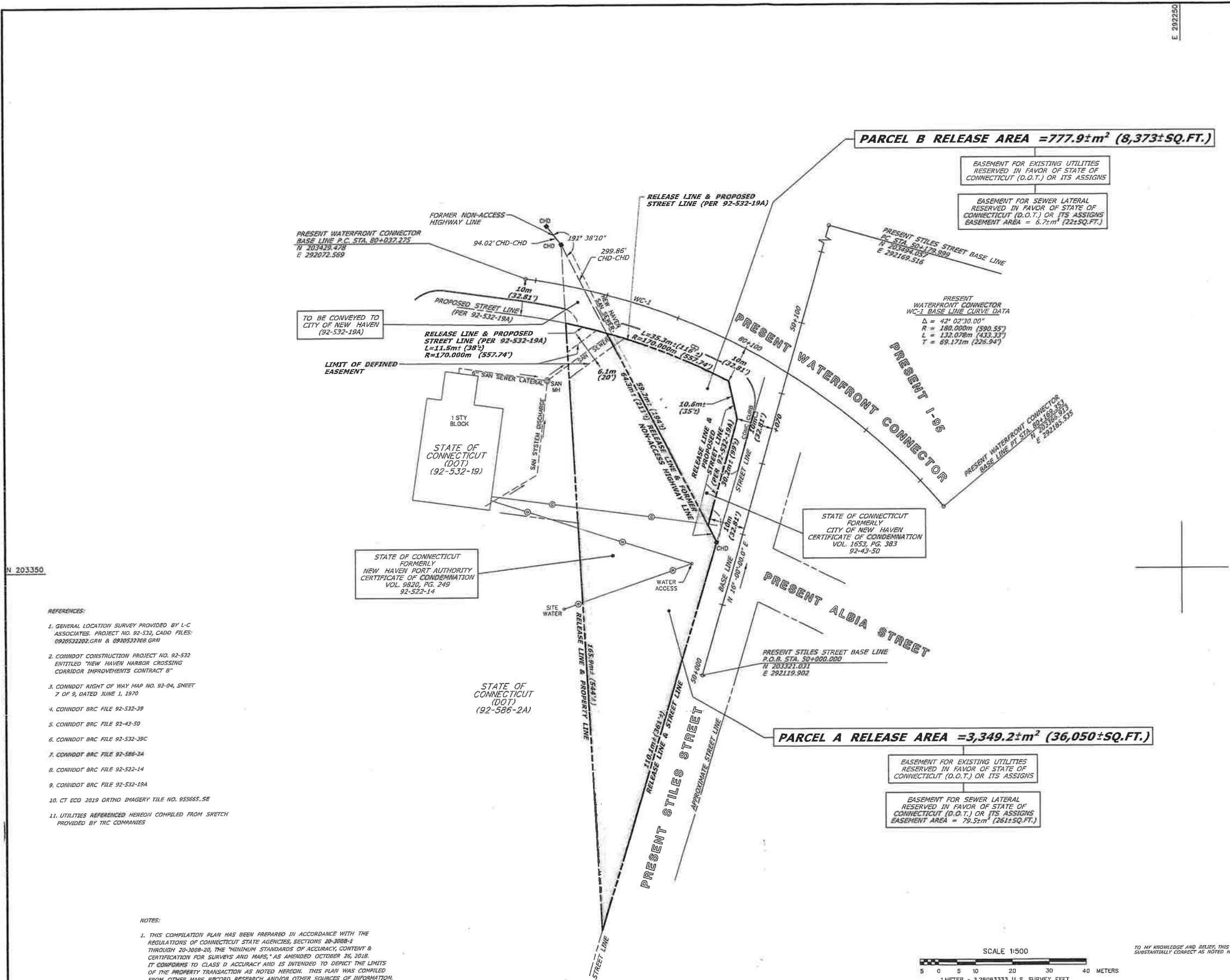
BY

THE STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION
WATERFRONT CONNECTOR (S.R. 921)

SCALE 1:500 FEBRUARY 2021

SCOTT A. HILL, P.E.
CHIEF ENGINEER - BUREAU OF ENGINEERING AND CONSTRUCTION

TAB 5



N 203350

REFERENCES:

1. GENERAL LOCATION SURVEY PROVIDED BY L-C ASSOCIATES. PROJECT NO. 92-532, CADD FILES: 0920532202.GRN & 09205322708.GRN
2. CONNDOT CONSTRUCTION PROJECT NO. 92-532 ENTITLED "NEW HAVEN HARBOR CROSSING CORRIDOR IMPROVEMENTS CONTRACT B"
3. CONNDOT RIGHT OF WAY MAP NO. 92-04, SHEET 7 OF 9, DATED JUNE 1, 1970
4. CONNDOT BRC FILE 92-532-39
5. CONNDOT BRC FILE 92-43-50
6. CONNDOT BRC FILE 92-532-39C
7. CONNDOT BRC FILE 92-585-3A
8. CONNDOT BRC FILE 92-532-14
9. CONNDOT BRC FILE 92-532-19A
10. CT ECO 2019 ORTHO IMAGERY TILE NO. 955655.5E
11. UTILITIES REFERENCED HEREON COMPILED FROM SKETCH PROVIDED BY TRC COMPANIES

NOTES:

1. THIS COMPILATION PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 30-300B-4 THROUGH 30-300B-20, THE "MINIMUM STANDARDS OF ACCURACY, CONTENT & CERTIFICATION FOR SURVEYS AND MAPS," AS AMENDED OCTOBER 26, 2018. IT CONFORMS TO CLASS D ACCURACY AND IS INTENDED TO DEPICT THE LIMITS OF THE PROPERTY TRANSACTION AS NOTED HEREON. THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH AND/OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN NECESSARILY OBTAINED AS THE RESULT OF A FIELD SURVEY AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.
2. THE TOPOGRAPHY AND PROPERTY LINE EVIDENCE DEPICTED ARE BASED UPON THE SURVEYING DATA AS REFERENCED. UNLESS OTHERWISE NOTED, THESE PROPERTY/BOUNDARY LINES DO NOT REPRESENT THE PROFESSIONAL OPINION OF THE UNDERSIGNED.

DRAWN BY: WJH/2021
DATE: 05/2021
CHECKED BY: KJC
DATE: 05/2021

File: C:\Users\jveland\State of Connecticut\DOT - Central Surveys - Documents\From X Drive\Z-V8 CT\DOT - NON PROJECT\Survey\Release\N090_099\SV_CS_092_0522_004RUA.dgn

SCALE 1:500
1 METER = 3.28083333 U.S. SURVEY FEET

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

DATE	REVISION	REQ. BY
7/26/21	REVISE RELEASE AREA	AM
3/1/23	REVISE RELEASE AREA	AM

VOID WITHOUT LIVE SIGNATURE AND ENGROSSED SEAL
TOWN NO. 92
PROJECT NO. 92-522
SERIAL NO. 14A
SHEET 1 OF 1
DATE
CHRISTINE E. AUBREY, P.L.S.
TITLE TRANSPORTATION PRINCIPAL ENGINEER

COMPILATION PLAN

TOWN OF NEW HAVEN
MAP SHOWING LAND RELEASED TO
NEW HAVEN PORT AUTHORITY

BY
THE STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION
RECONSTRUCTION OF I-95 OVER WEST RIVER
NEW HAVEN-WEST HAVEN

SCALE 1:500
JULY 2021
SCOTT A. HILL, P.E.
CHIEF ENGINEER - BUREAU OF ENGINEERING AND CONSTRUCTION

TAB 6

ADDRESSES AND MAP/BLOCK/PARCELS FOR PARCELS 1, 4, 5, & 6*

<u>Parcel Number</u>	<u>Address</u>	<u>M/B/P</u>
Parcel 1	333 Waterfront Street	078/0954/00600
1.49 acres	Waterfront Street	078/0954/00601
	Stiles Street (possibly owned by NHPA)	078/0954/00900
Parcel 4	Stiles Street	069/0953/00300
.293 acres	70 Fulton Terrace (portion))	069/0953/00600
	65 Stiles (portion)	069/0953/00700
	East Shore Parkway	069/0953/00701
	East Shore Parkway	069/0953/00702
	East Shore Parkway	069/0953/00703
	East Shore Parkway	069/0953/00704
	East Shore Parkway	069/0953/00800
Parcel 5	45 Fulton Terrace	067/0952/00100
.898 acres	Albia Street	067/0952/00200
	170 Alabama Street	067/0952/00300
	Edgemere Road	067/0952/00400
	29 Fulton Terrace	067/0952/00500
	15 Fulton Terrace	067/0952/00600
	Alabama Street	067/0952/00800
Parcel 6	3 Edgemere Road	067/0951/00600
.111 acres		
Parcel B	None	None
.192 acres		

*Confirmed with Craig Illinger, Supervising Property Agent, Rights of Way – Titles, CT Department of Transportation