

Haddam Neck Point, Haddam, Connecticut

Property Fact Sheet



- Property Address:** 362 Injun Hollow Road and 138 Cove Road, Haddam, Connecticut.
- Total Acreage:** 590 acres. (552 acres at 362 Injun Hollow and 38 acres at 138 Cove Road)
- Parcels:** The property consists of two parcels of land.
- Current Zoning:** 544 of the acres are zoned R-2. 46 acres are zoned I-1.

The 46 acres of I-1 zoned land is located along the shore of the Connecticut River.

Approximately 7,500 linear feet of frontage along the Connecticut River

The property is located within the Connecticut River Gateway Zone. The standards of this zone are reflected in the Town of Haddam's zoning regulations.



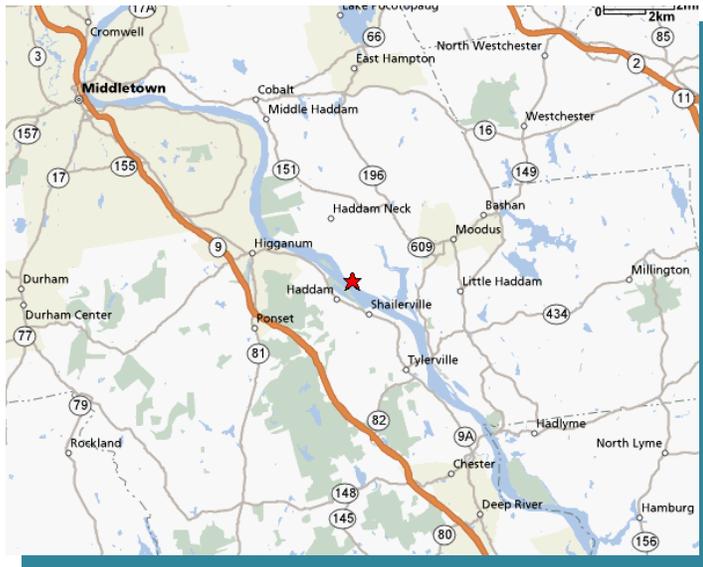
Haddam Neck Point Property

Property Location:

The property is located 10 miles southeast of Middletown and CT Route 9, a major north/south highway connecting Interstates 95 and 84.

The City of Hartford is approximately 24 miles northwest of Haddam Neck. The City of Norwich is approximately 15 miles east of Haddam Neck, while New Haven is approximately 30 miles southwest.

The property is accessed from CT Route 151, a rural route extending from East Hampton through Haddam Neck to East Haddam. According to CTDOT 2006 traffic counts, 2,200 cars travel along Route 151 in Haddam Neck daily.



Property Description:

The property is located in the picturesque lower Connecticut River Valley at the convergence of the Salmon and Connecticut Rivers in the midstate region of Connecticut.

The property features gentle and steep sloping land along the shoreline of both the Salmon and Connecticut Rivers.

Prior to 1963, 362 Injun Hollow Road consisted of multiple land parcels. The industrial area of the property was historically used as an airport and most recently for power generation. It is currently one of the few remaining industrially zoned properties in the Town of Haddam. The remainder of the property is characterized by forest and undeveloped land.

A 12,600 square foot concrete block building is located in the southwest corner of the property. In addition, a 3,261 square foot single family residence constructed in 1922 is located in the northeast corner of the property.

Portions of the property are of archeological and historic interest. A number of sites of moderate or significant sensitivity have been located on the property. A majority of the sites are located in the northeastern corner; none are located in the industrial portion of the property.



The most significant archeological sites are located in the northeastern portion of the property. This area is believed to have once been the property of Venture Smith; an 18th century slave who obtained his freedom and eventually became a property owner and merchant. This has attracted attention from local, national and international groups interested in documenting and preserving his story.

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Market Influences:

Haddam is located in the Hartford Labor Market and is one of eight municipalities participating in the Midstate Regional Planning Agency. The region has experienced moderate growth of approximately 6.8% since 2000. A large percentage of Haddam's residents commute to Middletown and Hartford.

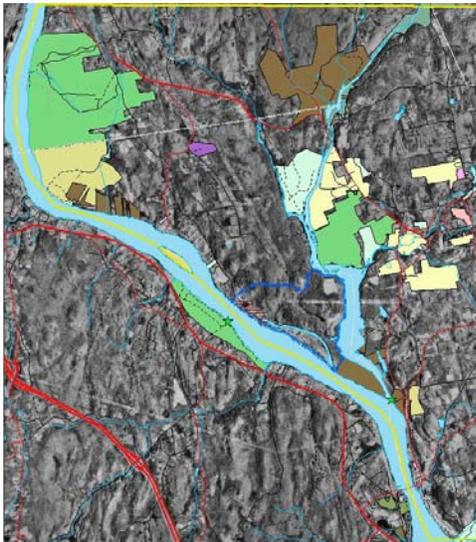


The regional economy is influenced heavily by the Connecticut River.

Tourism, recreation and waterfront developments are major features of the regional economy.

Waterfront industry is located along the Connecticut River just north of the site in the towns of Portland and Middletown.

The Goodspeed Opera House, Gillette Castle and other tourist destinations are located within close proximity to the property.



Regional parks and open space



Numerous open space, passive and active recreation venues are located throughout the lower Connecticut River valley and in immediate proximity to the property.

Cove Meadows Fishing Area borders the property to the south on the tip of Haddam Neck. Hurd, Machimoudus and Devil's Hopyard State Parks are all within close proximity. In addition, town parks, campgrounds and conservation land are all nearby.

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Site Access:



Route 82 Bridge

Vehicular traffic from the western side of the Connecticut River travels over the Arigoni Bridge in Middletown/Portland or the Route 82 Bridge connecting Haddam and East Haddam. Both bridges provide access to CT Route 151, the primary route through Haddam Neck.

The primary access to the property is from Injun Hollow Road, a rural roadway leading to the shoreline of the Connecticut River.

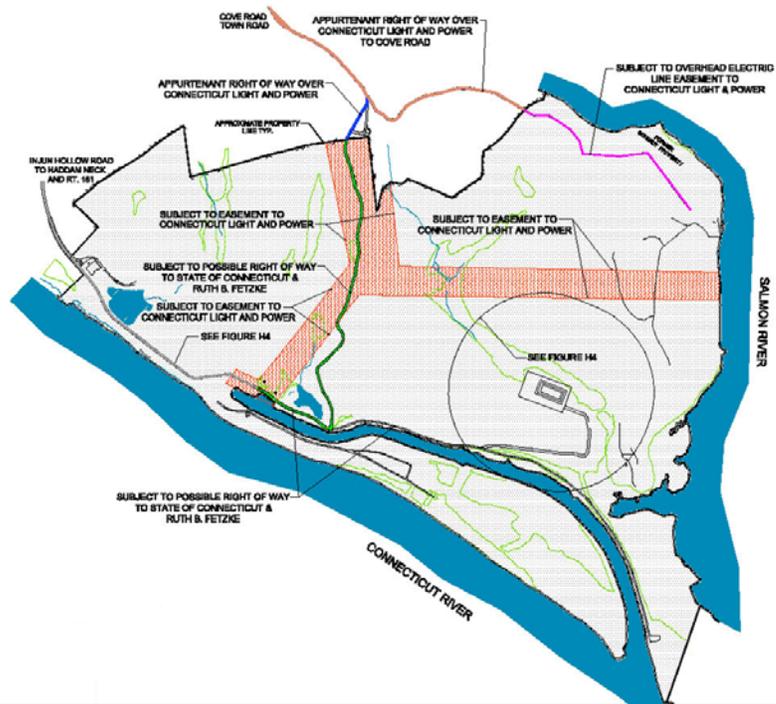
A secondary access exists via town-owned Cove Road and a Right of Way over the private portion of Cove Road owned by Connecticut Light & Power Co. The future use of this access has not been determined.

Easements:

A number of easements are recorded on the property.

An easement runs north and east creating a “Y” in the center of the property. The easement grants CL&P the right to erect and permanently maintain electric transmission lines and related poles and structure over the easement. CL&P has unrestricted access to the land.

A Right of Way to the State of Connecticut is on record providing an access route to Cove Meadows Fishing Area on the southeast property border on the tip of Haddam Neck. This Right of Way follows the northern edge of the discharge canal.



Infrastructure and Utilities:

- Two wells are located in the industrial area. They have the potential to supply potable water to a portion of the property.
- An abandoned septic system is located in the industrial area. This system may require upgrades to return to operational status.
- Electric service is provided by CL&P. A CL&P substation is located along the northern boundary of the property at its intersection with town-owned Cove Road. The substation has excess capacity.
- The nearest natural gas lines are in Portland, CT, approximately 8 miles northwest.

Special Considerations:

An independent spent fuel storage installation (ISFSI) associated with the former operation of the Haddam Neck Plant is located on the eastern side of the property. The facility and related office building occupies approximately 5 acres. An additional 70 acres surrounding the ISFSI site must remain in the control of the current property owner for as long as the ISFSI remains in place; likely a period of 30 years or more.