

WOLCOTT TOWN COUNCIL

Regular Meeting

Tuesday, February 4, 2020

Council Chambers, Wolcott Town Hall

7:00 p.m.

Page 1 of 5

MINUTES

DRAFT

RECEIVED
12:50 p.m.
2-13-20
Karen Mowad
TOWN CLERK
WOLCOTT, CONN.

Please Note: A digital recording of this meeting is on file in Wolcott Town Hall, Commission Secretary's Office.

Chairman Valletta called the meeting to order at 7:00 p.m. with the Pledge of Allegiance. Attendance was taken; a quorum was present.

MEMBERS PRESENT: Chairman David Valletta, Rachel Wisler, Debbie Golden, Francis Masi, Domenic Angiolillo, Joseph Membrino, Jason Stark, and Donald Charette

MEMBERS ABSENT: Vice-Chairman Roger Picard

ALSO PRESENT: Mayor Thomas G. Dunn; Town Attorney Brian Tynan; Susan Hale, Municipal Finance Officer; David Gentile, Chairman, Farmingbury Hills Country Club; Chris DiNunzio; Police Chief Edward Stephens; Attorney Melinda Powell, Rose Kallor, LLP, Attorneys at Law; Taxpayers: Brian Smail; Dori Quilter; et al.

APPROVAL OF MINUTES:

- Regular Meeting – January 21, 2020

Upon **MOTION** by Domenic Angiolillo, seconded by Rachel Wisler, it was unanimously voted to **approve** the minutes of the Regular Meeting held on January 21, 2020, with one abstention from Donald Charette.

TAXPAYERS' TIME: (Limited to Items on the Agenda)

No taxpayers came forward.

CORRESPONDENCE (on file):

1. Copy of Letter dated January 14th from Susan Hale to the Sub-Committee for the Review of an Accounting Firm Regarding Bid Waiver & Auditing Services for FY 2019-2020
2. All Town Council Appointment letters sent on January 22nd & 23rd
3. Letter dated February 3rd from Susan Hale regarding proposed lease for Farmingbury Hills Golf Course
4. Proposed Lease for Farmingbury Hills Golf Course

WOLCOTT TOWN COUNCIL

Regular Meeting

Tuesday, February 4, 2020

Council Chambers, Wolcott Town Hall

7:00 p.m.

Page 2 of 5

MINUTES

MAYOR'S REPORT:

Mayor Dunn came forward and reported the following:

- Tomorrow he will be heading to Hartford to hear what's in the 2nd part of the two-year budget
- He is anxious to see the status of their Town Aid Road and LOCIP monies are
- They have been lucky with the winter but they still need the Town Aid Road money
- He met with the DEEP with regard to the recycling and trash issues; they are trying to be proactive on this so that they can possibly reduce some of the costs in their budget
- They continue to work on the FY 2020-2021 budget and he will be meeting with department heads soon

There were no questions.

FINANCE OFFICER'S REPORT/TRANSFERS:

Susan Hale came forward and reported the following:

- They received the 2nd quarter of the ECS grant; approximately \$3,147,000; this is consistent with prior years; they should receive the last 50% in April
- They are anxiously awaiting news on Town Aid Roads revenue and LOCIP; they have not received any of the \$302,000 estimated grant funds
- Taxes were due February 3rd; collections are up from last year at this time; as of yesterday, they are 97.1% collected
- The Finance Office is in the process of their financial software upgrade; they are also updating their Chart of Accounts to conform with the Connecticut Uniform Chart of Accounts; the account structure is segmented by fund, function, department, and object; there are thousands of accounts and they are finding it very time consuming
- They will be using their current software through the FY 2020-2021 budget process; they will go live on July 1st; there will not be reports from the new system until August or September
- No transfers were submitted for approval

WOLCOTT TOWN COUNCIL

Regular Meeting

Tuesday, February 4, 2020

Council Chambers, Wolcott Town Hall

7:00 p.m.

Page 3 of 5

MINUTES

SUB-COMMITTEE/LIAISON REPORTS:

Board of Education Building Committee: Rachel Wisler reported that they are meeting tomorrow night. Rosa was awarded the demolition and construction part of the project for the three classrooms being converted. They will be looking at the HVAC tomorrow and will hopefully be able to award a contract.

UNFINISHED BUSINESS:

1. Discussion & Possible Action on Farmingbury Hills Golf Course Lease

At this time, Town Attorney Tynan came forward to review the revisions in the contract:

- They confirmed through the Secretary of State's Office that Chris DiNunzio filed his LLC on January 31st
- Page 2, Section 3 – they inserted 'March 1, 2020' as the date for the lease to commence
- Page 3, Section 5 – they inserted into last sentence – 'the interest earned thereon shall be paid to the Landlord'
- Page 3, Section 7 – they inserted that – 'the Tenant shall pay all taxes on the Lessee's personal property and Tenant shall file with the Wolcott Tax Assessor the required declaration of personal property'
- Page 4, Section 8, they expanded the Insurance requirements
- Page 6, Section 10 (b) – 1st sentence – new language – 'The Landlord shall contribute the sum of \$24,000 for the construction of each such pavilion' – the old language was that the Landlord would be responsible'
- Page 8, Section 13 – they inserted the square footage of the building
- Page 9, Sections 17 (b) (i) & (ii) – they inserted 'Turf Products, LLC' & 'E-Z-GO Division of Textron'
- Page 13, Section 26 – 1st sentence - changed timeframe from thirty (30) days to sixty (60) days
- Page 15, Section 37 is new – states that the tenant shall meet with the Commission every three months

Attorney Tynan concluded by referencing the Farmingbury Hills Golf Course Commission ordinance which states that the Commission is in charge of leasing the golf course. He advised that the lease should be submitted to the Farmingbury Hills Golf Course Commission for approval before the Town Council takes any action.

WOLCOTT TOWN COUNCIL

Regular Meeting

Tuesday, February 4, 2020

Council Chambers, Wolcott Town Hall

7:00 p.m.

Page 4 of 5

MINUTES

Brief discussion transpired with regard to other changes in the lease. Susan Hale noted that everything will still go through the Farmingbury Hills fund. It will be much smaller and only consist of rental income and building bond payments. Any net income will go towards the deficit.

With respect to Page 15, Section 37, lengthy discussion was held with regard to this section not being specific enough. Attorney Tynan requested that any members having suggestions with regard to Section 37 to please email him prior to Monday. He will incorporate those changes and submit the lease as such to the Commission.

Upon **MOTION** by Rachel Wisler, seconded by Joseph Membrino, it was unanimously voted to **submit** the proposed lease for Farmingbury Hills Golf Course to the Farmingbury Hills Golf Commission for approval with subsequent changes from the Town Attorney.

NEW BUSINESS:

1. **Discussion & Possible Action to Waive Public Bidding Procedures for an Accounting Firm**

Upon **MOTION**, by Domenic Angiolillo, seconded by Rachel Wisler, it was unanimously voted to **waive** the public bidding procedures for an accounting firm.

2. **Appoint an Accounting Firm for Auditing Services for FY 2019-2020**

Upon **MOTION** by Domenic Angiolillo, seconded by Debbie Golden, it was unanimously voted to **appoint** Mahoney, Sabol as auditors for FY 2019-2020.

ITEMS FOR NEXT AGENDA:

Chairman Valletta advised that if anyone has any items please contact himself or the Secretary.

Mr. Membrino stated that he would like to discuss opening up the Charter at the next meeting.

TAXPAYERS' TIME:

1. **Brian Smail, of 131 Boundline Road came forward** and submitted a photo of a town truck (**see attached**). He noted that there is no Town property within hundreds of feet. He asked why the Town is cutting down trees on his property.
2. **Dori Quilter, of 14 Chandler Drive came forward** and referenced the high school golfers. She hopes that the Wolcott team is not neglected through this process. She advised that they have always been able to play for free and she hopes that this

WOLCOTT TOWN COUNCIL

Regular Meeting

Tuesday, February 4, 2020

Council Chambers, Wolcott Town Hall

7:00 p.m.

Page 5 of 5

MINUTES

continues with the new company leasing the golf course. Lastly, she referenced the memorabilia in the Pro Shop. She hopes that someone takes care of these items.

EXECUTIVE SESSION:

1. Personnel & Pending Litigation Matters - Daddona

Upon **MOTION** by Domenic Angiolillo, seconded by Rachel Wisler, it was unanimously voted at 7:37 p.m. to take a five-minute recess and **enter** into Executive Session for the purpose of discussing 'Personnel & Pending Litigation Matters – Daddona', inviting Mayor Dunn, Town Attorney Brian Tynan, Susan Hale, MFO, Police Chief Edward Stephens, and Attorney Melinda Powell, Rose Kallor, LLP, Attorneys at Law.

Chairman Valletta called the meeting back to order at 8:26 p.m.

ADJOURNMENT:

Upon **MOTION** by Rachel Wisler, seconded by Debbie Golden, it was unanimously voted to **adjourn** the meeting at 8:27 p.m.

APPROVED:

Elizabeth Gaudiosi
Secretary

David Valletta, Chairman
WOLCOTT TOWN COUNCIL



TOWN OF WOLCOTT

TOWN HALL • 10 Kenea Avenue

Wolcott, Connecticut 06716

Tel. (203) 879-8100 • Fax: (203) 879-8105

February 3, 2020

TO: David Valletta, Chairman, Wolcott Town Council

FROM: Susan E. Hale, Municipal Finance Officer

RE: Proposed lease Farmingbury Hills Golf Course to Chris DiNunzio (Double Eagle Enterprises, LLC)

Although we are not required to go out to bid for the proposed leasing of the Farmingbury Hills Golf Course, I wanted to offer an explanation of the recommendation to lease this property to Double Eagle Enterprises, LLC whose managing member is Chris DiNunzio.

In mid-2019 the Town was approached by a company that operates several golf courses in Connecticut to determine if there was perhaps an interest to enter into a lease with them for the golf course. A feasibility study and appraisal was performed. Several meetings were held and ultimately we did not come to a mutual agreement. Sometime thereafter, Mr. DiNunzio approached the Town with an offer to expand his restaurant lease with the Town to include the golf course and its management.

Mr. DiNunzio has a long established relationship with the Town of Wolcott. For more than 10 years Mr. DiNunzio has successfully owned and operated East Street Eatery located at the Farmingbury Hills Golf Course. As such, he always pays his rent in a timely manner and has meticulously maintained the leased building. When space in the facility became available last year as the Town constructed a new Pro Shop building, Mr. DiNunzio quickly approached the Town with his wish to expand the square footage of his restaurant business. The Town granted his request and he has proven successful in his endeavor to continue growth. Mr. DiNunzio is highly respected in the community. He also currently owns or has owned other successful businesses within the Town and maintains his primary residence here. He is very invested in the Town both on a personal and professional level.

The leasing of the Golf Course will generate additional guaranteed rental income which will significantly reduce the amount of debt owed to the Town. There have been several meetings of the Golf Course Sub-Committee (including the Mayor and myself) where discussion took place and at which everyone concurred this lease would be in the best interest of the Town of Wolcott.

/nc

CC: Wolcott Town Council Members

Brian Tynan, Town Attorney

Thomas G. Dunn, Mayor

LEASE AGREEMENT

THIS LEASE AGREEMENT ("Lease" or "Agreement") made as of this ____ day of February, 2020, between the **TOWN OF WOLCOTT**, a Connecticut municipal corporation, having a principal place of business at 10 Kenea Avenue, in the Town of Wolcott, County of New Haven and State of Connecticut ("Landlord" or "Wolcott") and **DOUBLE EAGLE ENTERPRISES, LLC**, a Connecticut limited liability company, having an office and principal place of business at 141 East Street, in the Town of Wolcott, County of New Haven and State of Connecticut ("Tenant" or "DEE").

W I T N E S S E T H

WHEREAS, Wolcott owns a nine hole golf course facility consisting of approximately 117.95 acres of real property located at 141 East Street, Wolcott, Connecticut and on County Road, Southington, Connecticut, with a Restaurant Building consisting of approximately 7,320 square feet with an attached open porch, a Maintenance Building consisting of approximately 6,000 square feet and canopy, a Golf Pro Shop consisting of approximately 360 square feet with an open porch, and an associated parking area situated thereon, together with two undeveloped parcel of land adjoining the easterly boundary of the parking area, collectively known as the Farmingbury Hills Golf Course ("Golf Course");

WHEREAS, Wolcott currently leases the Restaurant Building to Farmingbury Hills Restaurant, LLC, a Connecticut limited liability company managed by Christopher DiNunzio, which lease is currently in the first year of a final five (5) year renewal term, and holds a security deposit for the faithful performance of such lease in the amount of \$42,500.00 ("Restaurant Lease");

WHEREAS, Wolcott is interested in leasing the entirety of the Golf Course and all the buildings located thereon, including the Restaurant Building, to one entity, for use as a golf course, restaurant, and catering and banquet facility for the duration of such lease; and

WHEREAS, Double Eagle Enterprises, LLC, is a Connecticut limited liability company managed by Christopher DiNunzio, and is desirous of leasing the Golf Course and using, operating and managing such property in the manner envisioned by Wolcott.

NOW THEREFORE, in consideration of one (\$1.00) Dollar and the mutual promises and covenants contained herein, the parties hereto agree as follows:

1. DEMISE AND DESCRIPTION OF PREMISES.

Landlord hereby leases to Tenant and Tenant hereby hires and takes from Landlord, on the terms and conditions hereinafter set forth, that certain real property known as the Farmingbury Hills Golf Course and all buildings and improvements thereon and appurtenances thereto, and associated undeveloped land, located at 141 East Street in the Town of Wolcott, County of New Haven and State of Connecticut ("Premises"), as more particularly described in SCHEDULE A attached hereto and made a part hereof.

2. USE.

Tenant shall have the right to use, possess, and occupy the Premises for the purpose of operating for profit a nine hole golf course, a restaurant, and a catering and banquet service, and to host private parties and special events, and to engage in other similar activities as permitted by the rules and regulations of the Town of Wolcott. Tenant shall have the right to establish such fees, rents, or charges to be paid for the use of the Premises by members of the public, private individuals, and entities.

It shall be Tenant's obligation to obtain all licenses, permits, and franchises required by it for its use of the Premises, and no failure to obtain the same, nor any revocation thereof by any governmental authority of any such licenses, permits, or franchises heretofore or hereafter granted by any such governmental authority shall in any manner affect this lease or diminish the amount of rent or any of the payments or charges payable by Tenant hereunder.

Tenant covenants to comply with and to conform to all of the laws of the United States, the State of Connecticut and the bylaws, ordinances, rules and regulations of the Town of Wolcott, Chesprocott, and any applicable insurance underwriter so far as the Premises are or may be concerned, and the Tenant agrees to save the Landlord harmless from all fines, penalties, or costs for violation of, or noncompliance with the same, except as such is the result of a condition pre-existing the execution of this Lease.

3. TERM/RENEWAL OPTION.

(a) Initial Term. The term of this Lease shall be for a period of five (5) years, which term shall commence March 1, 2020, and shall terminate on February 28, 2025.

(b) Renewal Term. Conditioned upon the faithful performance by the Tenant of its covenants herein, Tenant shall have an option to renew this Lease beyond the original term for an additional five (5) year period from March 1, 2025 to February 28, 2030; provided, however, that the Tenant has notified the Landlord of its intentions to so extend in writing by certified mail, return receipt requested, at least ninety (90) days prior to the expiration of said original five (5) year term.

(c) Second Renewal Term. Conditioned upon the faithful performance by the Tenant of its covenants herein, Tenant shall have an option to renew this Lease beyond the renewal term for an additional five (5) year period from March 1, 2030 to February 28, 2035; provided, however, that the Tenant has notified the Landlord of its intentions to so extend in writing by certified mail, return receipt requested, at least ninety (90) days prior to the expiration of said renewal five (5) year term.

(d) Third Renewal Term. Conditioned upon the faithful performance by the Tenant of its covenants herein, Tenant shall have an option to renew this Lease beyond the renewal term for an additional five (5) year period from March 1, 2035 to February 28, 2040; provided, however, that the Tenant has notified the Landlord of its intentions to so extend in writing by certified mail, return receipt requested, at least ninety (90) days prior to the expiration of said renewal five (5) year term.

4. RENT.

Tenant covenants and agrees to pay to Landlord rent for said Premises in the amounts set forth in SCHEDULE C which is attached hereto and made a part hereof and said rent shall be payable in monthly installments, in advance, on the first day of each and every month during the term of this Lease, commencing March 1, 2020. The rent shall be paid to Landlord at 10 Kenea Avenue, Wolcott, CT 06716, or to such address, or assignee of Landlord's interest herein, or other Nominee as Landlord may direct by written notice to Tenant.

5. SECURITY DEPOSIT.

(a) Upon the execution of this Lease, the Tenant shall deposit with the Landlord the sum of \$58,900.00, which security deposit shall bear interest, to be held as collateral security for the payment of any rents and/or damages exclusive of normal wear and tear to the Premises or other sums of money payable by Tenant under this Lease and for the faithful performance by Tenant of all other covenants, conditions and agreements of this Lease; the amount of said deposit, with interest, to be repaid to Tenant after the termination of this Lease and any renewal thereof, less any monies owed by the Tenant to the Landlord for rental payments and/or damages done to the Premises, exclusive of normal wear and tear. The deposit shall be placed into an interest-bearing CD, and the interest earned thereon shall be paid to the Landlord.

(b) The security deposit shall not be mortgaged, assigned, or encumbered by the Tenant without the written consent of the Landlord. (c) The parties hereby agree that \$42,500.00 of the \$58,900.00 security deposit required hereunder is currently being held by the Landlord pursuant to the Restaurant Lease reference above, and that such security deposit shall be hereby released as security for the Restaurant Lease and shall become part of the security deposit for this Lease. The balance of the required security deposit under this Lease, \$16,400.00, is to be provided to the Landlord at the time of the execution of the Lease.

6. UTILITIES/SNOW REMOVAL.

(a) Tenant shall be responsible to provide and pay for all utilities, including but not limited to, propane, gas, electric, cable, sewer, and internet service for the Premises.

(b) Tenant shall be responsible for and pay for the cost of any and all refuse removal from the Premises.

(c) Landlord shall be responsible for ice and snow removal from all parking areas at the Premises. Tenant shall be responsible for any ice and snow removal for the sidewalks and walkways to and from all buildings located at the Premises.

7. TAXES/ASSESSMENTS.

The Premises, including the real property and the buildings and improvements thereon, are exempt from the Town of Wolcott municipal real property taxes. The Tenant shall pay all taxes on the Lessee's personal property and Tenant shall file with the Wolcott Tax Assessor the required declaration of personal property. Tenant shall be responsible for and shall promptly pay the real property taxes and municipal assessments, including any special assessments, on that portion of the Premises that is located in the Town of Southington. Tenant shall have the right, at its sole expense, to appeal such real property taxes and municipal assessments.

8. INSURANCE/INDEMNIFICATION.

(a) Minimum Coverages. Lessee shall agree to maintain in force at all times during the Lease the following minimum coverages and shall name the Town of Wolcott as an Additional Insured on a primary and non-contributory basis to all policies except Workers Compensation. All policies should also include a Waiver of Subrogation. Insurance shall be written with Carriers approved in the State of Connecticut and with a minimum AM Best's Rating of "A-" VIII with the following limits:

		(Minimum Limits)
(i) General Liability	Each Occurrence	\$1,000,000
	General Aggregate	\$2,000,000
	Products/Completed Operations Aggregate	\$2,000,000
	Including:	
	<ul style="list-style-type: none"> • Errant Golf Ball Liability • Pesticide or Herbicide Application • Sexual Abuse or Molestation 	
(ii) Automobile Liability (Includes Owned, Non-Owned & Hired Autos)	<u>Combined Single</u>	
	Limit Each Accident	\$1,000,000
(iii) Umbrella (Excess Liability)	Each Occurrence	\$2,000,000
	Aggregate	\$2,000,000
(iv) If any policy for the foregoing coverages is written on a "Claims Made" basis, the policy must be continually renewed for a minimum of two (2) years from the termination date of this Lease. If the policy is replaced and/or the retroactive date is changed, then the expiring policy must be endorsed to extend the reporting period for claims for the policy in effect during the Lease for two (2) years from the termination date.		
(v) Workers' Compensation and Employers' Liability	<u>WC Statutory Limits</u>	
	EL Each Accident	\$500,000
	EL Disease Each Employee	\$500,000
	EL Disease Policy Limit	\$500,000

(b) Fire Insurance. During the term of this Lease and any extension thereof, the Landlord shall maintain fire and extended coverage insurance on the property that the Premises are a part of in an amount not less than 100% of the full insurable value thereof, provided, however, that Tenant shall reimburse and pay to Landlord the cost of such insurance and shall pay same to Landlord within thirty (30) days of notification of same.

(c) Personal Property Insurance. Tenant shall, at its own cost and expense, keep its own fixtures and equipment adequately insured during the term hereof against loss or damage by fire, with the usual extended coverage endorsements.

(d) Waiver of Subrogation. Tenant and Landlord each hereby waives any and all rights of recovery against the other, or against the officers, employees, agents and representatives of the others under its control, where such loss or damage is insured against under an insurance policy in force at the time of such loss or damage. Tenant and Landlord shall, upon obtaining the policies of insurance required hereunder, give notice to the insurance carrier that the foregoing mutual waiver of subrogation is contained in the Lease.

(e) Indemnity. Tenant shall indemnify and hold harmless Landlord from and against any and all claims arising from Tenant's use of the Premises, or from the conduct of Tenant's business or from any activity, work or things done, permitted or suffered by Tenant in or about the Premises or elsewhere (excepting herefrom any claims arising out of the negligence, reckless, or intentional conduct of the Landlord, or the Landlord's breach of any provision in this Lease) and shall further indemnify and hold harmless Landlord from and against any and all claims arising from any breach or default in the performance of any obligation on Tenant's part to be performed under the terms of this Lease, or arising from any negligence of the Tenant, or any of Tenant's agents, contractors, or employees, and from and against all costs, attorney's fees, expenses and liabilities incurred in the defense of any such claim or any action or proceeding brought thereon, excepting herefrom, however, any claims arising out of the negligence, reckless, or intentional conduct of the Landlord or the Landlord's breach of any provision in this Lease.

(f) Exemption of Landlord from Liability. Tenant hereby agrees that Landlord shall not be liable for injury to Tenant's business or any loss of income therefrom or for damage to the goods, wares, merchandise or other property of Tenant, Tenant's employees, invitees, customers, or any other person in or about the Premises, nor shall Landlord be liable for injury to the person of Tenant, Tenant's employees, agents, or contractors, whether such damage or injury is caused by or results from fire, steam, electricity, gas, water or rain, from the breakage, leakage, obstructions, or other defects of pipes, sprinklers, wires, appliances, plumbing, air conditioning or lighting fixtures, or from any other cause, whether the said damage or injury results from conditions arising upon the Premises or from other sources or places, and regardless of whether the cause of such damage or injury or the means of repairing the same is inaccessible to Tenant, excepting herefrom, however, any injuries or damage caused by the negligence, reckless or intentional conduct of the Landlord or the Landlord's breach of any provision in this Lease.

(g) General Insurance Provisions. Tenant shall deliver to Landlord either a duplicate original or certificate of all policies of insurance required to be procured by Tenant, in compliance with its obligations under this subparagraph (g), together with evidence of payment therefor, at least five (5) days prior to the commencement date of the Lease, and thereafter at least thirty (30) days prior to the expiration of any such policy. Each such policy shall include an endorsement which states that such insurance may not be canceled or modified except upon thirty (30) days prior written notice to Landlord and shall be written with companies licensed and authorized to do business in the State of Connecticut and protected by the Connecticut Insurance Guarantee Association. Tenant shall not violate or permit to be violated any of the conditions or provisions of any such policy, and Tenant shall perform and satisfy the requirements of the companies writing such policies.

9. DAMAGE BY FIRE OR OTHER CASUALTY.

(a) Total Destruction. In the event the Premises shall be destroyed or so damaged

by fire or other casualty so as to render the Premises wholly untenantable, Landlord at its option shall: (i) restore and repair such damage to the Premises within ninety (90) days after such destruction in which event the basic monthly rent shall abate on a per diem thirty (30) day month basis during the period of restoration; or (ii) terminate this Lease or any renewal thereof by giving written notice to Tenant within thirty (30) days after such fire or casualty, and the rent shall terminate as of the date of such fire or casualty.

In the event Landlord is unable to restore and repair such damage within ninety (90) days after such destruction, Tenant may at its option, terminate this Lease, by giving Landlord written notice of its intention to do so within two (2) weeks after the earlier of the expiration of such ninety (90) day period or notification from Landlord with an estimate of the time required to repair such damages and restore the Premises, which estimate is in excess of ninety (90) days from the date of destruction.

(b) Partial Destruction. In the event the Premises shall be destroyed or so damaged but are not thereby rendered wholly untenantable, Landlord shall restore the Premises with reasonable dispatch, and while such damage is being repaired, the basic monthly rent shall be reduced by an amount which bears the same ratio to the monthly rent that the area rendered untenantable bears to the total area of the Premises. For the purposes of calculating such reduction, the parties hereby agree that the Restaurant Building shall be deemed to constitute sixty (60%) percent of the total area of the Premises, the Maintenance Building shall be deemed to constitute twenty (20%) percent of the total area of the Premises, the Golf Pro Shop shall be deemed to constitute ten (10%) percent of the total area of the Premises, and the balance of the Premises shall be deemed to constitute ten (10%) percent of the total area of the Premises. If such restoration is not substantially completed within ninety (90) days of the date of destruction, Tenant may, at its option, terminate this Lease upon thirty (30) days prior written notice to Landlord.

(c) Landlord's Obligations. Nothing herein shall obligate Landlord to replace or repair the personal property or fixtures of the Tenant or any alteration or improvements constructed by the Tenant unless such damage was caused by the negligence, recklessness, or intentional conduct of the Landlord or the Landlord's breach of any condition of this Lease. Nor shall the Landlord be obligated for any repairs made necessary by a casualty not covered by any standard form fire and extended coverage insurance required to be maintained hereunder.

10. CONSTRUCTION OF PAVILIONS.

(a) Approvals. Tenant shall have the right, but not the obligation, to construct two (2) pavilions on the undeveloped parcel of real property located adjacent to the easterly boundary line of the main parking area of the Premises for use by the Tenant as part of this Lease. Such construction shall be subject to the receipt of any necessary local governmental approvals, including but not limited, zoning approval, inland wetland approval, and Wolcott building department approval. All construction shall be done in compliance with applicable building and fire codes.

(b) Landlord's Contribution. The Landlord shall contribute the sum of \$24,000.00 for the construction of each such pavilion, for a total contribution for such construction of \$48,000.00. Such contribution shall be made by way of a \$3,000.00 per month rental credit deduction from Tenant's monthly rental payment for a maximum of eight (8) months for each

pavilion constructed. Tenant shall be fully responsible for all construction expenses in excess of \$24,000.00 for each pavilion. Payment of the Landlord's contribution for each pavilion constructed shall commence upon the completion of construction and the issuance of a certificate of occupancy, certificate of completion, or other documentation confirming completion of construction, issued by the Wolcott Building Official.

(c) Property of the Landlord. Upon the completion of construction, such pavilions shall become the property of the Landlord, and Tenant shall have the right to use and possess such pavilions in accordance with the terms and conditions of this Lease, and shall further be responsible for the maintenance, repair and operating expenses related thereto. Upon the termination of the Lease or any renewal thereof, the pavilions shall remain the property of the Landlord.

11. IMPROVEMENTS, ALTERATIONS AND CONDITION OF PREMISES.

(a) Improvements and Alterations. Tenant, at its own expense, may from time to time during the term of this Lease, make any alterations, additions, and improvements in, on and to the Premises and the buildings located on the Premises, which it may deem necessary or desirable, and which do not affect the structural integrity thereof or the operation of the Premises as a golf course, but said alterations, additions and improvements shall be made in a good and workmanlike manner, and in accordance with all municipal and state requirements applicable thereto, and further provided, that the Landlord shall approve in writing any such alterations, which approval shall not be unreasonably withheld, delayed or conditioned. Tenant will hold Landlord harmless and indemnify it against any mechanic's liens or other liens arising out of any such alterations, additions, and improvements done by the Tenant.

(b) Removal of Fixtures. Except as set forth above in Section 10 regarding the pavilions, any alterations, additions and improvements of a permanent nature which have been made to the building during the term of this Lease are fixtures and shall become a part of the real estate and are not to be removed upon the termination of this Lease, unless at the time of their removal, Tenant restores the building to the condition in which it was prior to the making of alterations, additions, or improvements. Alterations, additions, and improvements which are not of a permanent nature shall be and remain at all times the property of the Tenant.

(c) Interior Building Repairs. Tenant shall be responsible, at its own expense, for all non-structural interior maintenance, repairs and replacements for each building on the Premises, including repairs and replacements to the heating, air conditioning, plumbing, septic and sewage facilities. Landlord shall be responsible, at its own expense, for all interior structural repairs for each building on the Premises, such as wall replacement.

(d) Exterior Building Repairs. Landlord shall be responsible, at its own expense, for all exterior building structural maintenance, repairs and replacements, such as roof repairs and replacement.

(e) Golf Course Area. Tenant shall be responsible, at its expense, to maintain and repair the nine-hole golf course area including the associated fairways, rough areas, hazard areas, and greens.

(f) Compliance with Applicable Rules. All work done by Tenant and Landlord in connection with any repairs or in connection with the alterations, installation and changes in the

Premises shall be in compliance with building and zoning codes, rules and regulations and with all applicable laws, orders, ordinances, rules, regulations, and requirements of all federal, state and municipal governments or departments, commissions, boards and officers thereof, and in accordance with the rules, orders and regulations of any applicable insurance underwriter.

12. QUIET ENJOYMENT.

Landlord covenants with the Tenant that it has good right to lease said Premises in the manner aforesaid, that the Premises are free and clear of all encumbrances except as specified in **SCHEDULE B**, and that it will suffer and permit the Tenant (it keeping all the covenants on its part as herein contained) to occupy, possess and enjoy said premises during the term aforesaid, without hindrance or molestation from it or any person claiming by, from or under it.

13. ASSIGNMENT OF RESTAURANT BUILDING LEASE/PREPAID SEASON PASSES AND GIFT CARDS.

(a) Landlord currently leases the Restaurant Building consisting of approximately 7,320 square feet with an attached open porch to Farmingbury Hills Restaurant, LLC ("Restaurant Lease"). Landlord hereby assigns to Tenant all of Landlord's right, title and interest under said Restaurant Lease, including but not limited to, all rental payments, and Tenant hereby accepts all of Landlord's rights, title and interests under such Restaurant Lease as well as all of Landlord's duties and obligations thereunder, and Tenant further agrees to indemnify and hold the Landlord harmless thereon. Tenant shall continue to have the right to sublease the Restaurant Building after the expiration or termination of the existing Restaurant Lease throughout the term of this Lease and any extension or renewal thereof.

(b) Landlord shall assign and tender to Tenant upon the full execution of this Lease all funds received by Landlord for prepaid season golf passes for the 2020 golf playing season with a listing of the pass holders.

(c) All golf cart punch card gift cards, gift cards purchased for the purpose of future greens fees or cart fees, or gift cards sold for the purpose of pro shop merchandise or equipment, issued prior to the execution of this Lease (collectively "Gift Cards"), shall be honored by Tenant. The redemption of such Gift Cards shall be documented by Tenant and signed off on by the redeeming parties at the time of use. Tenant shall deliver to the Landlord at the end of each month copies of the redemption documentation for such Gift Cards and the Landlord shall reimburse the Tenant for the value of all such Gift Cards redeemed. The Landlord shall make such reimbursement to Tenant within forty five (45) days of its receipt of the redemption documentation.

14. ASSIGNMENT AND SUBLETTING.

Except as set forth above in Section 13(a), Tenant shall not assign, mortgage or encumber this Lease, nor sublet the Premises or any part thereof, without the written approval of the Landlord, which approval shall not be unreasonably withheld, conditioned or delayed.

15. SALE OF TENANT. Any future sale of Tenant in its entirety shall be subject to the written approval of the Landlord, which approval shall not be unreasonably withheld, conditioned or delayed.

16. INSPECTION/ACCESS.

Landlord and its agent shall also have the right to enter the Premises at all reasonable business times for the purpose of inspection with regard to the performance of the terms of this Lease on the part of Tenant to be performed, or for carrying out any covenants or agreements on the part of Landlord to be performed, or for the purpose of showing the same to prospective tenants and to make such repairs, additions, alterations, or improvements as are needed or desirable. Landlord shall make every reasonable attempt to give advance notice to Tenant of its intent to enter within the Premises in order to make inspections or to perform repairs in the ordinary course of business, or to have a showing of the Premises to prospective tenants.

17. PURCHASE OF EQUIPMENT/ EQUIPMENT LEASES.

(a) Equipment Purchase. It is further agreed between the parties hereto that the Tenant shall purchase from the Landlord its grounds keeping equipment, supplies and inventory for the maintenance of the golf course set forth on **SCHEDULE D** attached hereto and made a part hereof for the sum of \$41,300.00, payable to the Landlord within thirty (30) days of the full execution of this Lease.

(b) Assumption of Payment under Equipment Leases.

(i) Tenant further agrees to assume payment of the Toro Sidewinder lease in the approximate amount of \$24,000.00 between the Landlord and Turf Products, LLC and to hold the Landlord harmless thereon. Tenant shall have the sole right to possess and use such sidewinder in the maintenance of the nine-hole golf course area and any right of the Landlord under the Lease to purchase the equipment at the end of the lease term shall inure to the benefit of the Tenant.

(ii) Tenant also agrees to assume payment of the golf cart lease in the approximate amount \$65,000.00 between the Landlord and E-Z-GO Division of Textron, and to hold the Landlord harmless thereon. Tenant shall have the sole right to possess and use such golf carts in the operation of the golf course and any right of the Landlord under the Lease to purchase the golf carts at the end of the lease term shall inure to the benefit of the Tenant.

(c) Lawn Mower Blades. Landlord is currently in the process of having lawn mower blades sharpened, and shall pay for the cost of same. Tenant hereby agrees to reimburse the Landlord for the cost incurred by Wolcott for such blade sharpening within thirty (30) days of the full execution of this Lease.

18. DEFAULT.

(a) Tenant shall be in default under this Lease if:

(i) Tenant shall be in default in the payment of any rent or additional rent for a period of ten (10) days after the same is due; or

(ii) Landlord and the Farmingbury Hills Golf Course Commission determines, in the exercise of good faith, that the grounds, property and facilities are not being

maintained in good condition and repair, and such deficiencies have not been cured within ninety (90) days after notice by Landlord and the Wolcott Municipal Country Club Commission, aka, Farmingbury Hills Commission to Tenant specifying such deficiencies and requiring them to be remedied, or where such deficiencies cannot be reasonably remedied within such period of sixty (60) days, if Tenant shall not have, in good faith, commenced the remedying thereof within such period of time and shall not be proceeding with due diligence to remedy it; or

(iii) Tenant shall be in default in the performance of any other term, covenant, or condition of this Lease and such default has not been cured within thirty (30) days after notice by Landlord to Tenant specifying such default and requiring it to be remedied, or where such default cannot be reasonably remedied within such period of thirty (30) days, if Tenant shall not have, in good faith, commenced the remedying thereof within such period of time and shall not be proceeding with due diligence to remedy it; or

(iv) Upon Tenant's filing of a petition under the Federal Bankruptcy Code, or if an involuntary petition under the provisions of said Code is filed against Tenant and such involuntary petition is not dismissed within sixty (60) days thereafter, or if Tenant makes an assignment of all its assets for the benefit of creditors or is placed in receivership and said receiver has not been discharged thirty (30) days after his appointment.

(b) If Tenant shall be in default under this Lease, Landlord at its option, may terminate this Lease without further notice to Tenant, and upon such termination, Tenant shall quit and surrender the Premises and all improvements located thereon to Landlord, but such termination shall not affect the Landlord's right to recover damages or exercise any other rights as hereinafter provided.

(c) Upon termination of this Lease as aforesaid, Landlord may (i) re-enter and resume possession of the Premises and enter and possess all improvements thereon and remove all persons and property therefrom either by Summary Process proceedings or by a suitable action or proceeding, at law or in equity, or by force or otherwise, without being liable for any damages therefore; and (ii) Landlord may relet the whole or any part of the Premises and the improvements thereon on behalf of Tenant for a period equal to, greater, or less than the remainder of the then term of this Lease, at such rental and upon such terms and conditions as Landlord shall deem reasonable, to any tenant it may deem suitable and for any use and purpose it may deem suitable and for any use and purpose it may deem appropriate. Landlord shall not be liable in any respect for the failure to relet the Premises and the improvements located thereon, or, in the event of such reletting, for failure to collect the rent thereunder and any sums received by Landlord on a reletting in excess of the rent reserved in this Lease, shall belong to Landlord.

(d) Upon the termination of this Lease as aforesaid, Landlord shall forthwith be entitled to recover from Tenant all damages sustained by the Landlord as a result of Tenant's default, including but not limited to, the following items:

(i) If the annual rent provided for in Section 4 exceed the net sum received by Landlord on any reletting, the amount of such excess.

(ii) Broker's Commission at the then established rate of the Greater

Waterbury Board of Realtors incurred in good faith by Landlord, but limited to the unexpired term only.

(e) Tenant shall pay as additional rent hereunder all other expenses reasonably incurred by Landlord, including attorney's fees in seeking to enforce the obligations of Tenant hereunder occasioned by the Tenant's default. Tenant agrees that Landlord shall be entitled to recover the sum set forth in this paragraph in one action, or, at the Landlord's option, provided there shall be good reason to do so, in several separate actions, and in such latter event, Tenant hereby waives the right to assert the rule against splitting the cost of action as a defense thereto. Both Landlord and Tenant hereby expressly waive their right to trial by jury in any action brought by either party.

(f) A waiver by Landlord of any breach by the Tenant of any of the terms, covenants, conditions and agreements of this Lease shall be limited to the particular instance and shall not operate or be deemed as a waiver of any future breaches of said terms, covenants, conditions, and agreements of this Lease; and the failure of Landlord to enforce any agreement, condition, covenant, or term, by reason of its breach by Tenant, after notice had, shall not be deemed to void or affect the right of Landlord to enforce the same agreement, condition, covenant or term on the occasion of such subsequent breach or default.

19. EMINENT DOMAIN AND CONDEMNATION.

(a) This Lease shall automatically terminate, if during the term hereof, the building in which the Premises are located, shall be taken in condemnation proceedings, or by virtue of the exercise of eminent domain, or for any public or quasi-public improvement or use, including Urban Renewal Development, or if any part of said building shall so be taken, Landlord shall have the right to terminate this Lease by giving ten (10) days written notice to Tenant of such termination and, in either of such events, the Term of this Lease shall expire, cease and terminate upon the date when title to said building or the part so taken shall vest in the appropriate authority.

(b) If this Lease is terminated as a result of any such taking, Tenant shall not have the right to any part of the damage assessed for the taking of all or part of the building within which the Premises are located, and all sums recovered or awarded for such taking, belong to and are now hereby assigned to Landlord, whether such award shall be for the taking of all or a portion of the Premises, or for damages or otherwise.

(c) A voluntary sale by Landlord to any public or quasi-public body, agency, or person corporate or otherwise having the power of eminent domain either under threat of condemnation or while condemnation proceedings are pending, shall be deemed to be a taking by eminent domain for the purposes of this section.

20. SIGNS.

Tenant at its own cost and expense, shall have the right to place and maintain such signs, for the purposes of advertising and identification, as the Tenant shall deem desirable on the exterior of the building, provided such signs comply with all applicable zoning and other regulations and the Landlord shall have given its prior written approval to the number, size and design thereof, which approval shall not be unreasonably withheld, conditioned or delayed.

21. HOLDOVER.

If the Tenant shall remain in possession of the Premises after the termination of this Lease, or any extension term, if applicable, without the written consent of the Landlord, the Tenant shall hold said premises upon the same terms and conditions as herein contained, but no holdover by the Tenant shall operate to renew this Lease without the written consent of the Landlord.

22. ATTORNEY'S FEES.

In the event either party hereto commences litigation against the other to enforce its rights hereunder, or the Landlord seeks to enforce this Lease against the Guarantor, the prevailing party in such litigation shall be entitled to recover from the other party its reasonable attorneys' fees and expenses incidental to such litigation and related appeals, including court costs and testifying expert witness fees.

23. RISK OF LOSS.

All of the property of the Tenant in and upon the Premises shall be kept, stored and maintained and used therein at the risk of the Tenant. The Landlord shall under no circumstances be held responsible for loss thereof or damage thereto from any cause whatsoever, except due to the negligence of the Landlord. Except due to its own negligence, recklessness or intentional conduct, or its breach of any provision in this Lease, the Landlord shall not be liable for any damage or injury to any property or person at any time in the Premises or in the building in which the Premises are contained resulting from electricity, steam, water, rain, snow, or gas which may leak, issue or flow from any part of said building, nor any damage or injury which may be sustained as a result of the carelessness, negligence, or improper conduct on the part of any other tenant in the building or any other person or by reason of the breaking, leakage, or obstruction of the water, plumbing, or soil pipes, or by any other leakage in or about said Premises.

24. COMPLIANCE BY TENANT WITH CERTAIN LAWS.

The Tenant shall comply with and conform to all of the laws of the State of Connecticut and the bylaws, ordinances, rules and regulations of the Town of Wolcott, relating to health, nuisance, fire, highways and sidewalks, as said premises are or may be concerned, and shall save the Landlord harmless from all fines, penalties and costs for failure of or noncompliance with same.

25. ENVIRONMENTAL REQUIREMENTS.

Tenant agrees at all times, at its expense:

(a) to comply with all Governmental Regulations (including reporting requirements) regulating or relating to environmental pollution and environmental control of any kind, including, without limitation, air pollution, water pollution, noise pollution, solid waste pollution, toxic substance pollution and control ("Environmental Requirements") insofar as the Environmental Requirements related to Tenant's conduct in or about, or use or occupancy of, the Premises,

(b) not to maintain on or about the Premises any substance or to do anything which poses a danger to other tenants, if any, in the premises or to the environment surrounding the premises, whether such danger is posed by the method of storage or the use of such substance or by the inherent nature of such substance, and

(c) to furnish Landlord with copies of all reports or other communications between Tenant and any governmental authority concerning Tenant's compliance with, or failure to comply with, any Environmental Requirement.

If Tenant fails to comply with any Environmental Requirement, or if Tenant maintains on or about the Premises any substance which, in Landlord's reasonable judgment, poses a danger to the Premises or to the environment surrounding the Premises, whether such danger is posed by the method of storage or the use of such substance or by the inherent nature of such substance Landlord shall have the rights provided in Section 18 of the Lease in addition to such other rights and remedies as it may have at law or equity or under the Lease. Tenant shall indemnify and hold Landlord harmless from and against any claims, damages, losses, costs and expenses (including, without limitation, attorney's fees) arising out of or relation to Tenant's use or storage of any substance or material in or about the Premises. The provisions of this Section shall survive the termination of the Lease.

26. LANDLORD'S RIGHT TO CURE TENANT'S DEFAULT.

If Tenant shall default in the performance of any covenant or condition of this Lease required to be performed by Tenant, Landlord, at its option, may after sixty (60) days' notice to Tenant, or without notice if in Landlord's opinion an emergency exists, perform such covenant or condition for the account and at the expense of Tenant, and Tenant shall reimburse Landlord for such expense. The amount of such expense shall be deemed to be additional rent and shall be paid by Tenant with the next monthly installment of rent due hereunder. The provisions of this Section shall survive the termination of this Lease.

27. NON-WAIVER.

The failure of the Landlord to insist, in any one or more instances, upon a strict performance of any of the covenants of this Lease, or its failure to secure possession of the Premises under and by virtue of the terms of any section hereof shall not be construed as a waiver of relinquishment for full force and effect to any future or subsequent breach of any covenant or term of this Lease.

28. PARTIAL INVALIDITY.

If any term, covenant, condition or provision of this Lease or the application thereof to any person or circumstances shall to any extent, be invalid or unenforceable, the remainder of this Lease, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term, covenant, condition and provision of this Lease shall be valid and be enforced to the fullest extent permitted by law.

29. NOTICES.

All notices to be given to the Landlord or Tenant shall be given in writing, by certified mail, postage prepaid, sent as follows:

Landlord: The Town of Wolcott
 10 Kenea Avenue
 Wolcott, CT 06716
 Attn: Mayor Thomas G. Dunn

With a copy to: Tynan and Iannone
250 Wolcott Road
Wolcott, CT 067168
Attn: Brian Tynan, Esq.
Telephone: (203) 879-1431
Fax: (203) 879-9152

Tenant: Double Eagle Enterprises, LLC
141 East Street
Wolcott, CT 06716
Attn: Christopher DiNunzio

With a copy to: Cicchetti, Tansley & McGrath, LLP
500 Chase Parkway
Waterbury, CT 06708
Attn: Michael G. Tansley, Esq.
Telephone: (203) 574-4700
Fax: (203) 574-2902

30. PERSONAL GUARANTY.

Tenant's Managing Member, Christopher DiNunzio, absolutely, unconditionally and irrevocably guarantees to Landlord the full, faithful and prompt performance of all obligations imposed on Tenant by the terms of this Lease, including, but not limited to: (a) the payment of any and all rent payable by Tenant under the Lease, and (b) the performance and observance of all the covenants, terms, conditions and agreements of the Lease to be performed and observed by Tenant.

31. RECORDING.

This Lease shall not be recorded in any Town Clerk's office or Land Records, but Tenant may so record a Notice of Lease and Landlord will cooperate with Tenant in such event to sign such Notice.

32. ENTIRE AGREEMENT.

This Lease contains the entire and only agreement between the parties hereto and no oral statements or representations or prior written matter not contained in this Lease shall have any force or effect. This Lease may be changed modified or discharged only by written agreement executed by the parties hereto.

33. HEADINGS/RECITALS.

The section headings in this Lease are used only for convenience of reference as an aid to finding the subject matters and are not to be construed as part of this Lease and shall not in any way limit or amplify the terms or provisions thereof. The Recitals set forth above shall be deemed a substantive and operative part of this Lease.

34. CONSTRUCTION.

This Lease is made and executed in and is to be construed under the laws of the State of Connecticut.

35. EFFECT.

All of the covenants, conditions and agreements herein contained shall extend to, be binding upon and inure to the benefit of the parties hereto, their respective executors, administrators, heirs, successors and assigns.

36. FURTHER ACTION.

The Parties hereto shall use all reasonable efforts to take, or cause to be taken, all appropriate action, to do or cause to be done all things necessary, proper or advisable under applicable law, and to execute and deliver such documents and other papers, as may be required to carry out the provisions of this Lease and consummate and make effective the transactions contemplated by this Lease, and shall comply with the provisions of this Section in a timely manner upon the request of the other party. The Parties shall further agree to cooperate with each other and act in good faith in the implementation of the terms of this Lease. Further, the Landlord and Tenant shall cooperate with each other throughout the term of this Lease and any renewal hereof to enable the Golf Course to be properly and efficiently operated, managed and maintained.

37. REPORT TO WOLCOTT MUNICIPAL COUNTRY CLUB COMMISSION.

Tenant shall attend the regular meeting of the Wolcott Municipal Country Club Commission aka Farmingbury Hills Commission ("Commission"), every three months during the term of this Lease and any extension thereof, commencing in the first month of each calendar year, and at such other times as may be reasonably requested by the Commission, to report on the condition and operation of the Golf Course and its facilities.

(Remainder of this page intentionally left blank.

Signature page and acknowledgments to follow.)

AGREEMENT OF FARMINGBURY HILLS RESTAURANT, L.L.C.

I, Christopher DiNunzio, the managing member of Farmingbury Hills Restaurant, L.L.C., hereby agree to the assignment of the Restaurant Lease set forth above in Section 13 of this Lease and of the release of the security deposit held under such Restaurant Lease to serve as the security deposit under this Lease as set forth in Section 5 above.

Christopher Dinunzio

STATE OF CONNECTICUT)

) ss: Waterbury

February ____, 2020

COUNTY OF NEW HAVEN)

On this ____ day of February, 2020, before me, Michael G. Tansley, the undersigned officer, personally appeared, Christopher DiNunzio, who acknowledged himself to be the Managing Member of Farmingbury Hills Restaurant, L.L.C., a Connecticut limited liability company, and that he as Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such Managing Member.

WITNESS WHEREOF, I hereunto set my hand and official seal.

Michael G. Tansley
Commissioner of the Superior Court

SCHEDULE A

PROPERTY DESCRIPTION

All those certain pieces or parcels of land know as and located at 141 East Street in the Town of Wolcott, County of New Haven, and State of Connecticut, which property is identified on the Town of Wolcott's Assessor's Maps as Map 130, Block 2, Lot 13G, Map 131, Block 1, Lot 16A, and Map 131, Block 1, Lot 10A, as more particularly set forth in SCHEDULE A-1, SCHEDULE A-2, and SCHEDULE A-3 attached hereto and made a part hereof.

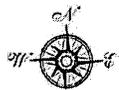
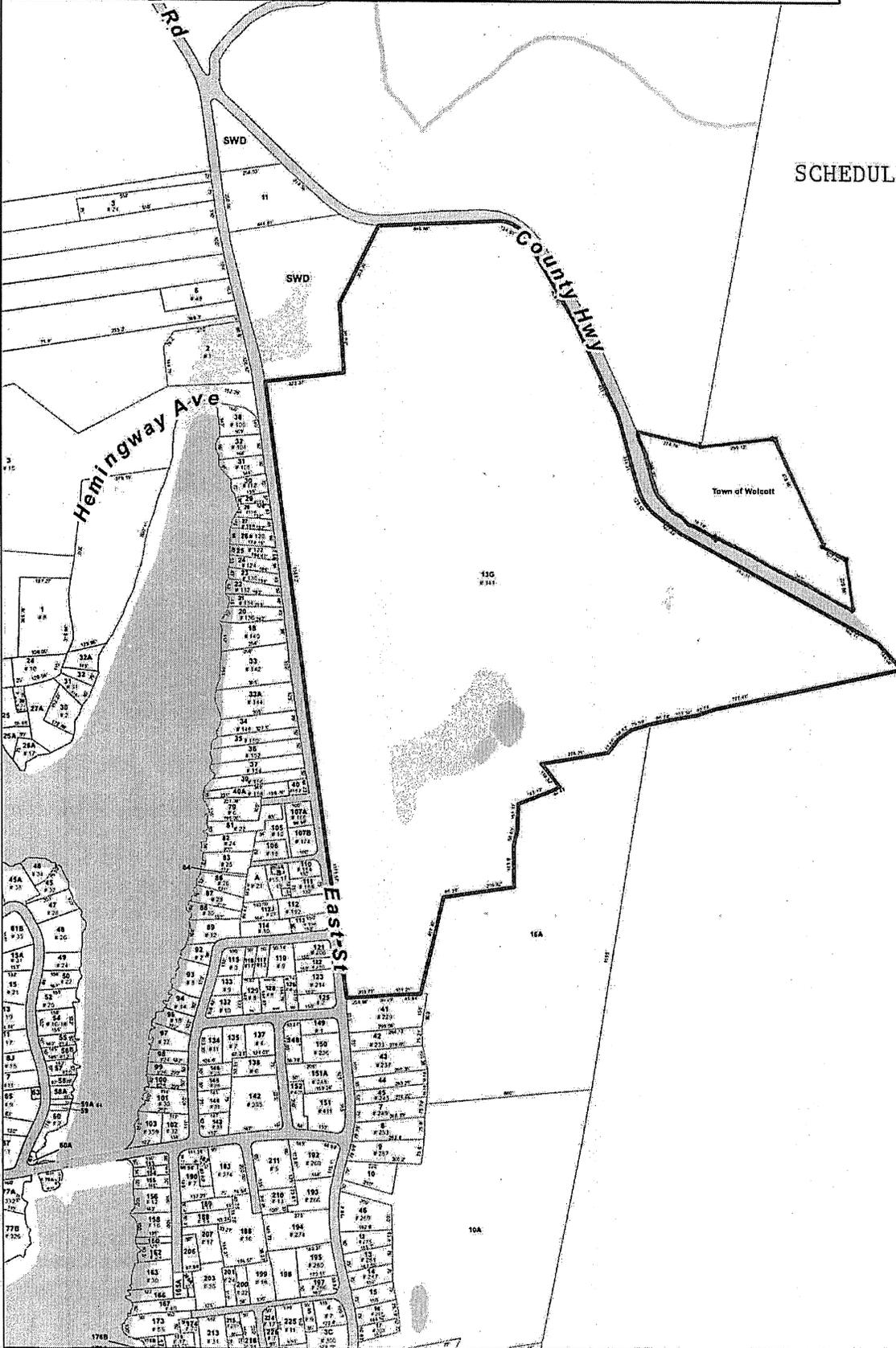
Town of Wolcott, Connecticut - Assessment Parcel Map

Parcel: W0615600

Address: 141 EAST ST



SCHEDULE A-1



Approximate Scale: 1 inch = 600 feet

Disclaimer: This map is for informational purposes only. All information is subject to verification by any user. The Town of Wolcott and its mapping contractors assume no legal responsibility for the information contained herein.

Map Produced July 2019

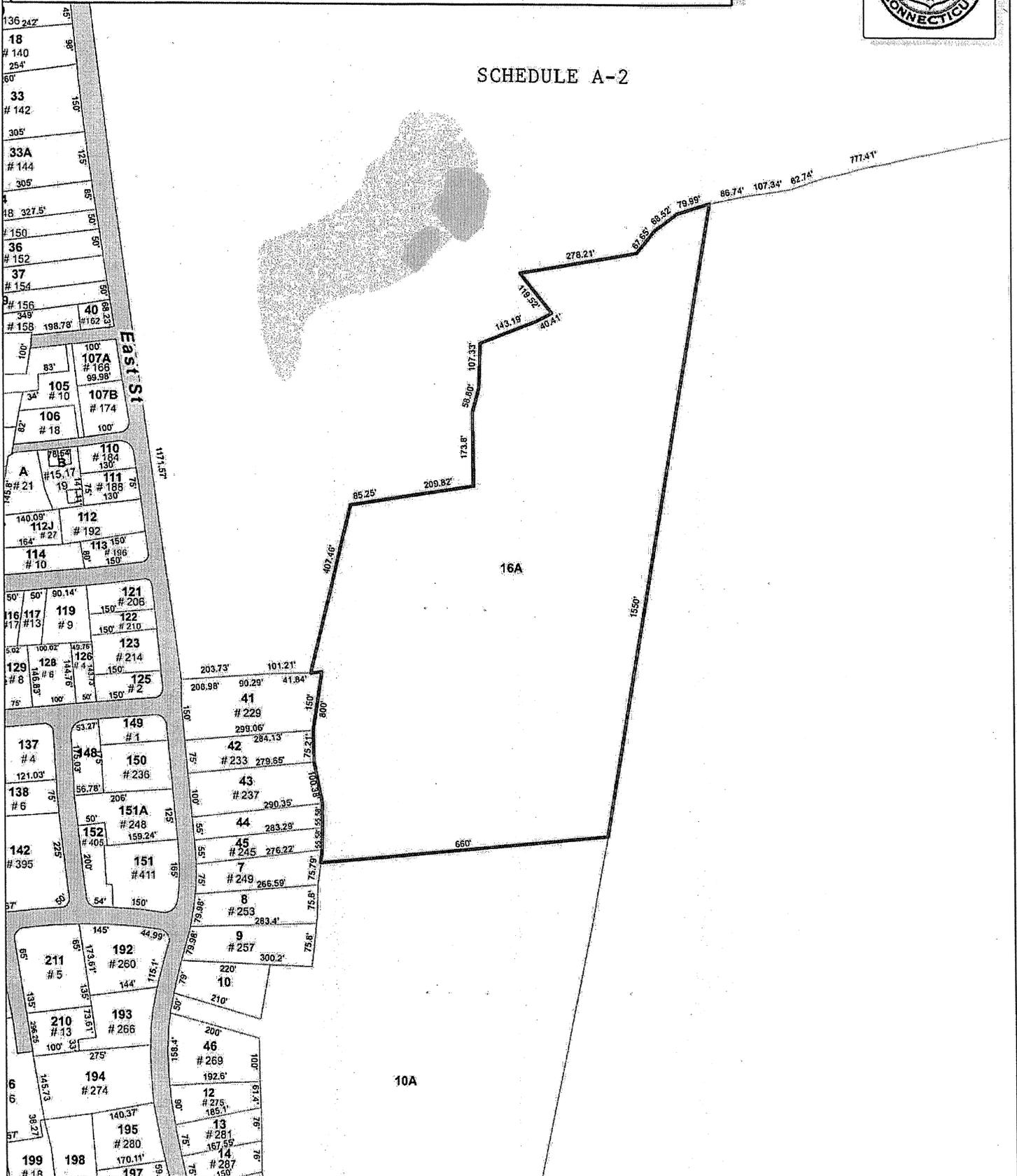
Town of Wolcott, Connecticut - Assessment Parcel Map

Parcel: G0202100

Address: EAST ST



SCHEDULE A-2



Approximate Scale: 1 inch = 300 feet

Disclaimer: This map is for informational purposes only. All information is subject to verification by any user. The Town of Wolcott and its mapping contractors assume no legal responsibility for the information contained herein.

Map Produced July 2019

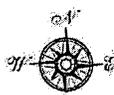
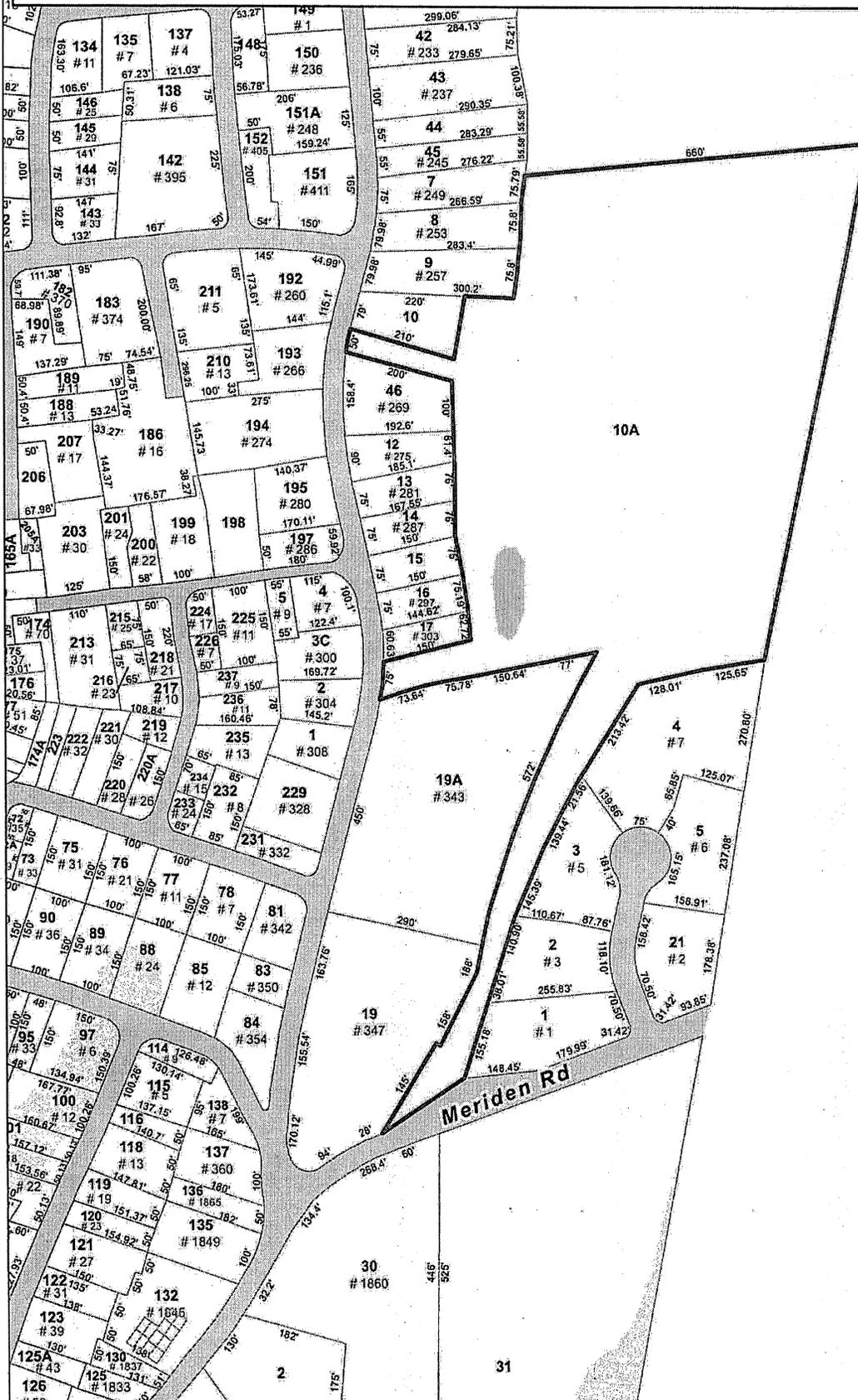
Town of Wolcott, Connecticut - Assessment Parcel Map

Parcel: G0202200

Address: EAST ST



SCHEDULE A-3



Approximate Scale: 1 inch = 300 feet

Disclaimer: This map is for informational purposes only. All information is subject to verification by any user. The Town of Wolcott and its mapping contractors assume no legal responsibility for the information contained herein.

Map Produced July 2019

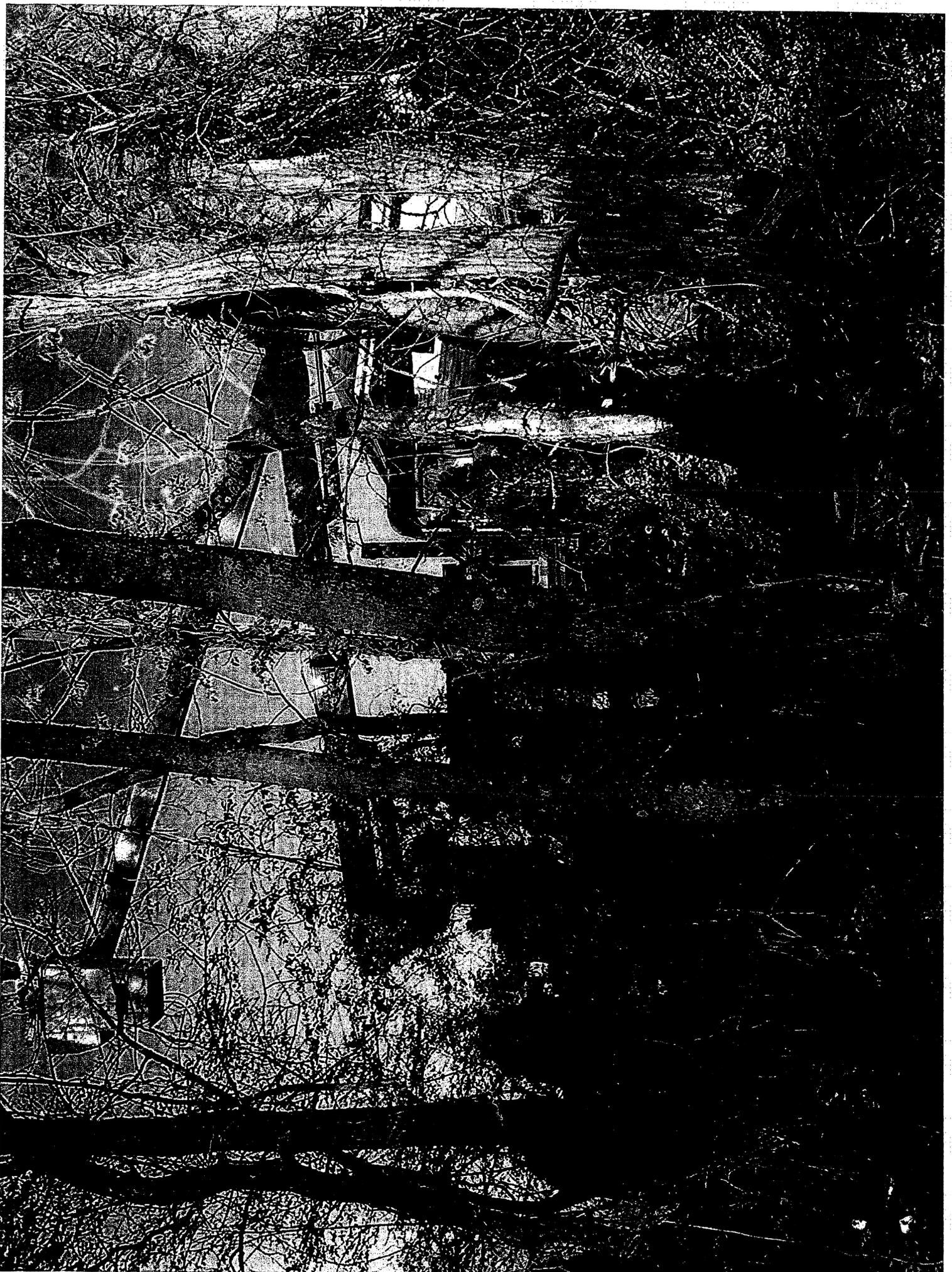
SCHEDULE B

ENCUMBRANCES

NONE

SCHEDULE D
EQUIPMENT LIST

Year Built	Department	Manufacturer Description	Detailed Description	Serial Number
2004	FHCC	TORO	SAND PRO 3020-FHCC	240000542
1995	FHCC	TORO	GREENMASTER 3150-FHCC	20719
1996	FHCC	TORO	GREENS AIRATOR 9110-FHCC	40493
1994	FHCC	TORO	216D MODEL 3425-FHCC	40418
1992	FHCC	TORO	BLOWER 2613-FHCC	30146
2006	FHCC	AG0633	(1) CLUB CART DS GOLF CART-FHCC	663550
1990	FHCC	FORD	TRACTOR LOADER/BACKHOE-FHCC	93WL79597WB&WDC0458
2004	FHCC	TORO	GROUNDMASTER 4000D-FHCC	240000439
2007	FHCC	TORO	328D MOWER-FHCC	235
2007	FHCC	TORO	328D MOWER-FHCC	238
2009	FHCC	TORO	REELMASTER 5410-FHCC	290000245
	FHCC	IRRIGATION PUMP	CPV-1-30X2-460-3-550-120-FHCC	
2013	FHCC	TURFCO	TOP DRESSER 1540EC-FHCC	R00329
2015	FHCC		UTILITY CART - GOLF COURSE-FHCC	
	FHCC	TORO	MULTI PRO 1750 SPRAYER-FHCC	315000452
	FHCC	TORO	GROUNDMASTER 4000 MOWER-FHCC	314000283
	FHCC	TORO	WORKMAN HDX-FHCC	315001058
2018	FHCC	E Z GO TXT	(36) E-Z GO TXT GAS GOLF CARTS	





Town of Wolcott

Account info last updated on Jan 31, 202



0 BILL(S) - \$0.00

Home Shopping Cart Checkout

TAX BILLS

SEARCH BY

Name

See Example

Enter the search criteria below:

vaz a

Search

Enter Last Name then space then 1st Initial (example SMITH J) or Business Name (No comma, & or -)

All Due Now Balance Due IRS Payment Records for Year 2019

01 - REAL ESTATE	02 - PERSONALPROPERTY	03 - MOTOR VEHICLE	04 - MOTOR VEHICLE SUPP
07 - REAL ESTATE ADDED ON	08 - PERSONALPROPERTY ADDED ON	09 - MOTOR VEHICLE ADDED ON	94 - SUPP ADDED ON

BILL #	NAME/ADDRESS	PROPERTY/VEHICLE	TOTAL TAX	PAID	OUTSTANDING	OPTIONS	PAY
2017-03-0065855 65855	VAZ AMANDA	2014 1 GMC TERRAIN	\$423.75	\$423.75	\$0.00		
(MOTOR VEHICLE)							
2018-03-0065918 65918	VAZ AMANDA	2014 1 GMC TERRAIN	\$384.09	\$370.67	\$14.43		
(MOTOR VEHICLE)							
2016-94-0082784 82784	VAZ AMANDA	2014 1 GMC TERRAIN	\$5.66	\$5.66	\$0.00		
(SUPP ADDED ON)							
2018-03-0065919 65919	VAZ ANTONIO JR	2009 1 JEEP COMMANDE	\$221.04	\$221.04	\$0.00		
(MOTOR VEHICLE)							
2017-04-0082749 82749	VAZ ANTONIO JR	2009 1 JEEP COMMANDE	\$230.55	\$230.55	\$0.00		
(MOTOR VEHICLE SUPP)							
2016-07-0006337 L0319300	VAZ ANTONIO & MARIA GLORIA	47 COE RD	\$938.94	\$0.00	\$1,262.87		
(REAL ESTATE ADDED ON)							
2018-01-0006277 L0319300	VAZ ANTONIO & MARIA GLORIA	47 COE RD 114 8 2	\$19,819.38	\$0.00	\$20,859.90		
(REAL ESTATE)							
2015-01-0006345 L0319300-LIEN	VAZ ANTONIO & MARIA GLORIA	47 COE RD 114 8 2	\$20,084.08	\$11,607.94	\$8,857.57		
(REAL ESTATE)							

BILL #	NAME/ADDRESS	PROPERTY/VEHICLE	TOTAL TAX	PAID	OUTSTANDING	OPTIONS	PAY
2016-01-0006337 L0319300-LIEN	VAZ ANTONIO & MARIA GLORIA	47 COE RD 114 8 2	\$18,701.02	\$0.00	\$26,579.45	   	
(REAL ESTATE)							
2017-01-0006337 L0319300-LIEN	VAZ ANTONIO & MARIA GLORIA	47 COE RD 114 8 2	\$19,257.22	\$0.00	\$23,902.95	   	
(REAL ESTATE)							

[Disclaimer](#) | [Terms And Conditions](#) | [Privacy Policy](#) | [Contact](#)

Powered By Quality Data Service, Inc. ©2020
183145 visitors