

GDIT

January 10, 2023

VIA ELECTRONIC AND FEDERAL EXPRESS

Melanie A. Bachman, Executive Director
Connecticut Siting Council
10 Franklin Square
New Britain, CT 06051

New Cingular Wireless PCS, LLC (“AT&T”)
Notice of Exempt Modification
Emergency Back-up Generator
188 Moody Road, Enfield, CT 06082
Lat.: 42.00239190; Long.: -072.52149890

Dear Ms. Bachman:

This letter and enclosures are respectfully submitted on behalf of New Cingular Wireless PCS, LLC (“AT&T”). AT&T currently maintains its wireless telecommunications facility on the existing tower located at 188 Moody Road in the Town of Enfield, Connecticut. The underlying property is owned by Troiano Realty Corp. and the tower is owned by SBA. AT&T submits this letter and enclosures to the Connecticut Siting Council (“Council”) to notify the Council of AT&T’s intent to perform modifications to the existing facility that do not have substantial adverse environmental effects and thus do not require a certificate pursuant to Section 16-50k of the Connecticut General Statutes.

AT&T intends to install one (1) new Generac 30kW Diesel Generator within the existing grade-level fenced equipment compound as demonstrated on the plans enclosed as Attachment 1. AT&T’s existing facility supports its FirstNet program which provides first responders with priority access to AT&T’s network to ensure adequate communication capabilities in the event of emergency. AT&T’s proposed generator will ensure that critical communication capability for first responders and the public are not lost in the event of a loss of power.

AT&T’s proposed generator will also advance the State’s goal of natural disaster and emergency preparedness. As discussed in the Council’s Docket 432 Findings and Report and Docket 440 proceedings and Findings of Fact (Nos. 76- 77), in response to two significant storm events in 2011, the State formed a Two Storm Panel (the “Panel”) that evaluated Connecticut’s approach to planning and mitigation of impacts associated with emergencies and natural disasters. The Panel found that “wireless telecommunications service providers were not prepared to serve residential and business customers during a power outage” because certain companies had limited backup generator capacity.

GDIT

The Panel also noted that “[t]he failure of a large portion of Connecticut’s telecommunications system during the two storms is a life safety issue.” The Panel recommended that State regulatory bodies review “telecommunications services currently in place to verify that the vendors have sufficient generator and backhaul capacity to meet the emergency needs of consumers and businesses” and that the “Connecticut Siting Council should require continuity of service plans for any cellular tower to be erected.” The planned modifications will ensure continuity of services by reinforcing AT&T’s backup power and backhaul capacity to meet the emergency needs of first responders, consumers, and businesses in the event of a power outage.

The planned modifications to the facility fall squarely within the activities explicitly provided for in R.C.S.A. § 16-50j-72(b)(2) as the planned modifications:

- Will not result in an increase in the height of the existing structure;
- Will not require the extension of the site boundary;
- Will not increase noise levels at the facility by more than six decibels or more, or to levels that exceed state or local criteria since emergency backup generators are exempt from noise regulations as “noise created as a result of, or relating to, an emergency”;
- Will not increase radio frequency emission at the facility to a level at or above the Federal Communications Commission safety standards;
- Will not cause a change or alteration in the physical or environmental characteristics of the site; and
- Will not impair the structural integrity of the facility.

This modification complies with the aforementioned approval. AT&T’s proposed modification will maintain compliance with any relevant conditions these original approvals and any other subsequent approvals. The proposed modifications will have no impact on the existing tower structure itself or the radiofrequency emissions as the proposed modifications only consist of the addition of one new generator within the grade-level equipment compound. Thus, AT&T respectfully requests a waiver from submission of information relating to the existing tower structure or the radio-frequency emissions.

Please accept this letter as notification pursuant to R.C.S.A. § 16-50j-73 for construction that constitutes an exempt modification pursuant to R.C.S.A. § 16-50j-73. In accordance with R.C.S.A.

§ 16-50j-73, a copy of this letter and enclosure are being sent to the Ellen Zoppo-Sassu, Town Manager, Matthew Davis, Assistant Town Planner and Property and Tower Owners as stated above. Certification of Service is enclosed as Attachment 3.

GDIT

For the foregoing reasons, AT&T respectfully submits that the proposed modification to the above referenced wireless telecommunications facility constitutes an exempt modification under R.C.S.A. § 16-50j-72(b)(2).

Very truly yours

Catherine Conklin

Catherine Conklin, Site Acquisition Specialist
General Dynamics Wireless Services
2586 Industry Lane, Suite 100
Norristown, PA 19403
(202) 568-0437
catherine.conklin@gdit.com

GENERAL DYNAMICS
Information Technology

CC:

Ellen Zoppo-Sassu, Town Manager
820 Enfield Street
Enfield, CT 06082
860-253-6350

Matthew Davis, Assistant Town Planner
820 Enfield Street
Enfield, CT 06082
860-253-6368

Troiano Realty Corp, Property Owner
777 Enfield Street
Enfield CT 06082

SBA, Tower Owner

ATTACHMENT 1

ATTACHMENT 2

CT-0054
TAB 11

ZONING CERTIFICATE - SPECIAL USE PERMIT -

Planning and Zoning File PH 2157

OWNERS OF RECORD (Grantors): - Troiano Realty Corp.

PREMISES: 188 Moody Road (Assessors Map 100, Lot #12), Enfield, CT

More particularly described on a Site Plan entitled: *

"CT-0054 Enfield Indust. Park Moody Road, Enfield, CT, Zoning Documents, Title Sheet & Index" Sheet T-1, Scale: "As noted" by Diversified Technology Consultants, dated 12/2/99.

"CT-0054 Enfield Indust. Park Moody Road, Enfield, CT, Zoning Documents, Plot Plan" Sheet A-1, Scale: "As noted" by Diversified Technology Consultants, dated 12/2/99.

"CT-0054 Enfield Indust. Park Moody Road, Enfield, CT, Zoning Documents, Proposed Site Plan & Elevations" Sheet Z-1, Scale: "As noted" by Diversified Technology Consultants, dated 11/2/99.

"CT-0054 Enfield Indust. Park Moody Road, Enfield, CT, Zoning Documents, Erosion & Sediment Control Plan" Sheet Z-2, Scale: "As noted" by Diversified Technology Consultants, dated 11/2/99 and revised to 1-20-00.

"CT-0054 Enfield Indust. Park Moody Road, Enfield, CT, Zoning Documents, Detailed Sections" Sheet Z-3, Scale: "As noted" by Diversified Technology Consultants, dated 12/2/99.

"CT-0054 Enfield Indust. Park Moody Road, Enfield, CT, Zoning Documents, Equipment Shelter Elevations & Notes" Sheet Z-4, Scale: "As noted" by Diversified Technology Consultants, dated 12/2/99.

*Revision dates subject to change with final mylar approval.

I, Elizabeth A. Ballard, Secretary, hereby certify that on February 3, 2000, the Planning and Zoning Commission of the Town of Enfield did approve PH # 2157 - Application of Nextel Communications of the Mid-Atlantic, Inc. for a Special Permit under Section 14 and Section 16 to allow the construction of a personal wireless telecommunications facility with a 180 foot high monopole tower to be located at 188 Moody Road (Assessors Map 100, Lot #12) on property zoned I-1, Troiano Realty Corp., owner. This approval is subject to conformance with the referenced plans, as may be required to be modified by this motion, and the following conditions:

Conditions to be Met Prior to Signing of Mylars:

1. All plans submitted for signature shall require the seal and live signature of the appropriate professional(s) responsible for the preparation of the plans.

2. The conditions of this approval shall be binding on the applicant, land owners, and their successors and assigns. A copy of this approval motion shall be filed on the land records prior to the signing of the plans.

Conditions to be met prior to the issuance of permits:

3. Two sets of final plans, with any required revisions incorporated on the sheets, shall be submitted to signature to the Commission.
4. An engineering bond for removal of the wireless telecommunications facility including the tower and base components in an amount to be determined by the Town Engineer shall be submitted to the Town. Any need to use the bond by the Town of Enfield shall be binding in the site regardless of the name of the bond obligee.
5. The applicant shall post a bond for any required Site improvements in an amount to be determined by the Town Engineer and with surety acceptable to the Town.
6. A Separate Erosion and Sediment Control passbook shall be submitted in an amount to be determined by the Town Engineer.
7. A landscaping bond, in an amount to be determined by the Planning Department shall be submitted to the Town.
8. A pre-construction meeting between the applicant, site contractors, project engineer and Town Staff shall be held.

Conditions which must be met prior to the Issuance of a Zoning Certificate of Compliance:

9. Complete as-built plans certified to Class A-2 accuracy shall be submitted prior to the issuance of any certificates of zoning compliance.

General Conditions:

10. This approval is for the specific use and structures identified in the application. Any changes or additions to the site and the structures will require new approvals from the Enfield Planning and Zoning Commission in addition to any other required State approvals.
11. The wireless communication facility shall not interfere with existing or proposed public safety communications, commercial television and radio signals or other forms of communication transmissions. Any such interference shall void the approval of the facility.
12. The wireless communication facility shall comply with the standards promulgated by the federal communication commission (FCC).
13. All generators installed in conjunction with the wireless communications facility shall comply with all state and local noise regulations.
14. On or before August 31 every year, the applicant or Wireless Telecommunications Service Provider shall submit information to the Planning and Zoning Commission file for annual review in support of the following:

- A. Maintenance of facilities - A certified inspection report shall be filed to ensure the continuing structural integrity of the Tower and accessory structures. If the report recommends that repairs or maintenance are required, then a letter shall be submitted to the Town to verify that such repairs and/or maintenance have been completed. The Town of Enfield may require repair or removal of the Tower based on the inspection report. The Town shall have no responsibility regarding such repairs and/or maintenance. Existing non-conforming Towers shall be subject to current approval requirements if replacement is required.
 - B. Continued use - An affidavit of continuing use of the Wireless Communication Facility to establish renewal and continuation of the Special Use Permit.
 - C. Propagation Plan - A system wide plan showing a regional perspective of Wireless Communications Facilities, both existing and proposed accompanied by a narrative explanation of the service provider's strategic plan for the ensuing year.
 - D. Copies of all reports filed with the FCC or the Connecticut Siting Council on EMF emissions shall be filed with the Planning and Zoning Commission. Automatic revocation of any approval given under this Chapter shall result for any Wireless Communication Facility that reports EMF emissions exceeding FCC standards.
15. If the wireless communications facility is not in use for 12 consecutive months, it shall be removed within 90 days from the end of such 12 month period, including base components by the last service provider using the site or owner, whichever has a contractual obligation to perform the removal. The site shall be restored to an appearance that is compatible with the surrounding neighborhood and where appropriate, re-vegetated to blend with the surrounding area.
16. The special use permit for a commercial wireless telecommunication service shall be valid for a maximum period of 10 years (February 3, 2010) with a right of reapplication under regulations in effect at that time.
17. The applicant, and his successors and assigns shall maintain the antennae and related facilities in a manner to blend in with the tower so as to minimize any visual intrusion into the surrounding properties.
18. Arrangements shall be made with the Fire Department regarding emergency access to the compound.
19. The approval of an application for special use permit shall be void and of no effect unless construction of the project commences within one year from the date of the approval granted by the commission, (February 3, 2001) in accordance with section 14-10.2 of the zoning ordinance.
20. By acceptance of this permit and conditions, the applicant and owner acknowledge the right of Town staff to periodically enter upon the subject property for the purpose of determining compliance with the terms of this approval.

The reasons for approval of the use and the decision about the Site Plan, including any conditions relating to either, are part of the record of the February 3, 2000 meeting of the Planning and Zoning Commission.

In accordance with Section 8-3c and Section 8-3d of Connecticut General Statutes as amended, the effective date of this approval shall be the date of recording of this Certificate on the land records of the Enfield Town Clerk.

Dated at Enfield, Connecticut this 2 day of March, 2000.

ENFIELD PLANNING AND ZONING COMMISSION

Elizabeth A. Ballard
Elizabeth A. Ballard, Secretary

RECORDED IN
ENFIELD LAND RECORDS

2000 MAR -7 PM 3:12

Suzanne F. Olechnicki
SUZANNE F. OLECHNICKI
TOWN CLERK

I HEREBY CERTIFY A TRUE COPY OF AN
PAGE 3rd of Certificate
IS RECORDED IN THE ENFIELD LAND RECORDS.
DATED AT ENFIELD, CT March 7, 2000
ATTEST: Kirsten G. Montemayor
KIRSTEN G. MONTEMAYOR, ASST TOWN CLERK



TOWN OF ENFIELD

WETLANDS PERMIT

CERTIFIED MAIL Z 022 035 532

December 9, 1999

John W. Knuff, Esq.
Hurwitz & Sagarin LLC
147 North Broad Street
Milford CT 06460

Dear Mr. Knuff:

At the December 7, 1999 Meeting of the Enfield Conservation Commission (Inland Wetland and Watercourses Agency), the following action was taken:

IW# 317 - Application of Nextel Communications of The Mid-Atlantic, Inc., for regulated activities associated with the construction of a wireless telecommunication monopole, equipment shed and yard to be located in the rear of the Troiano Industrial Park on Moody Road - Approved with conditions:

The permit is issued subject to the following conditions and/or modifications:

1. The permittee shall notify the Planning Department at 253-6358 immediately upon the commencement of work and upon its completion.
2. If the authorized activity has not been initiated before December 7, 2000 this permit shall be null and void if not previously revoked or specifically extended. The duration of the permit once initiated shall be 5 years from the date of approval.
3. All work and all regulated activities conducted pursuant to his authorization shall be consistent with these terms and conditions of this permit. Any structures, excavation, fill, obstruction, encroachments or regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in its modification, suspension, or revocation. Upon initiation of the activities authorized herein, the permittee thereby accepts and agrees to comply with the terms and conditions of this permit.
4. The authorization is not transferable without the written consent of the Enfield Conservation Commission.
5. In evaluating this application, the Commission has relied on information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete and/or inaccurate this permit shall be modified, suspended or revoked.

820 Enfield Street/Enfield, Connecticut 06082/(860) 253-6300

EW #317

Page Two

December 9, 1999

6. This permittee shall employ best management practices, consistent with the terms and conditions of the permit, to control stormwater discharges and to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands or watercourses. For information and technical assistance, contact the Town Planner. The permittee shall immediately inform the Planning Department of any problems involving wetlands or watercourses which have developed in the course of, or which are caused by, the authorized work.
7. No equipment or material including without limitation, fill, construction materials, or debris, shall be deposited, placed, or stored in any wetland or watercourse on or off site unless specifically authorized by this permit.
8. This permit is subject to and does not derogate any present or future property rights or other rights or powers of the Town of Enfield, and conveys no property rights or in real estate of material nor any exclusive privileges, and is further subject to any and all public and private rights and to any activity affected hereby.
9. Timely implementation and maintenance of sediment and erosion control measures are a condition of this permit. (All sediment and erosion control measures must be maintained until all disturbed areas are stabilized.)
10. A pre-construction meeting shall be held prior to the commencement of any construction activities on the site with the applicant, contractor, and Town staff.
11. A second sentence shall be added to note 9 of the Erosion and Sediment Control Narrative to read: "If weather, or other conditions, prevent seeding; hay will be spread over all exposed areas to a minimum of one inch in thickness".
12. A phrase shall be added to the end of note 13, of the Excavation and Grading Notes stating, "and shall not at any time in the future".
13. With the exception of the addition of the items stated in these conditions, this application is approved in accordance with the plans titled, "NEXTEL Communication of the Mid-Atlantic, Inc., 100 Corporate Place, Rocky Hill, CT 06067, Diversified Technology Consultants, 556 Washington Avenue, North Haven, CT 06473, Enfield, Troiano Industrial Park, Moody Road, Enfield, CT., Wetlands Documents, Erosion & Sedimentation Control Plan ... Sheet: W2". Any changes, such as enlargement or alteration to the building footprint, from the plans shall require the permittee to come before the Enfield Conservation Commission for a Determination of Permit Need (Jurisdictional Ruling).

LW #317
Page Three
December 9, 1999

This authorization constitutes the permit required by Section 22a-39 of the Connecticut General Statutes.

If you have any questions concerning this permit, please contact the Planning department at 253-6658.

Very truly yours,



Jay O Northrup
Assistant Town Planner

JOP/vch

cc: Applicant File
ECC Correspondence

188 MOODY RD

Location 188 MOODY RD

Mblu 100 / 0012 /

Acct# 001600020130

Owner TROIANO REALTY CORP

Assessment \$1,062,940

Appraisal \$1,518,470

PID 2238

Building Count 1

Fire District 3

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$812,550	\$705,920	\$1,518,470

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$568,790	\$494,150	\$1,062,940

Owner of Record

Owner TROIANO REALTY CORP

Sale Price \$0

Co-Owner

Certificate 1

Address 0777 ENFIELD ST
ENFIELD, CT 06082

Book & Page 0305/0468

Sale Date

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
TROIANO REALTY CORP	\$0	1	0305/0468	

Building Information

Building 1 : Section 1

Year Built: 1965
Living Area: 10,980
Replacement Cost: \$490,290
Building Percent Good: 37

**Replacement Cost
Less Depreciation:**

\$181,410

Building Attributes

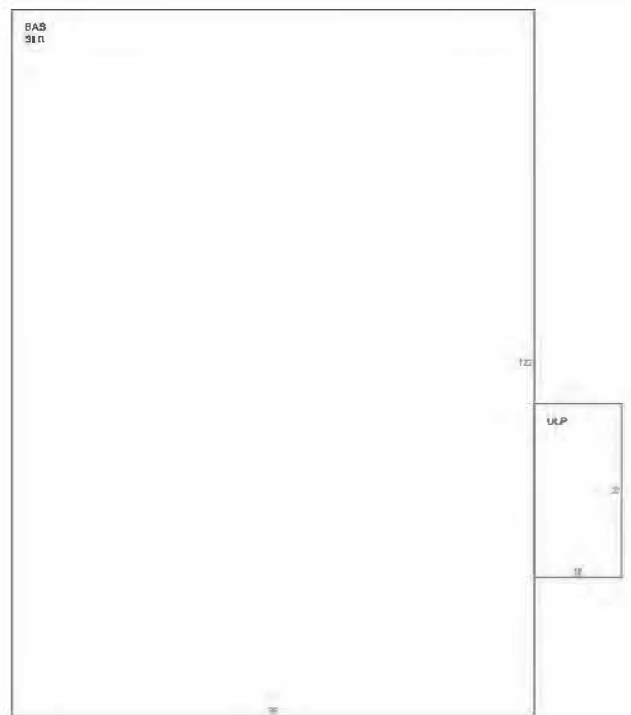
Field	Description
Style:	Industrial Flex Bldg
Model	Ind/Comm
Grade	Average
Stories:	1
Occupancy	3.00
Exterior Wall 1	Pre-finish Metl
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Metal/Tin
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Vinyl/Asphalt
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	None
Struct Class	2.51
Bldg Use	Industrial
Total Rooms	
Total Bedrms	
Total Baths	
Total H Bths	
Extra Fixtures	
1st Floor Use:	
Heat/AC	None
Frame Type	Steel
Baths/Plumbing	Average
Ceiling/Wall	None
Rooms/Prtns	Average
Wall Height	15.00
% Comn Wall	

Building Photo



(<http://images.vgsi.com/photos2/EnfieldCTPhotos/A001019547.JPG>)

Building Layout



(ParcelSketch.ashx?pid=2238&bid=2238)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	10,980	10,980
SLB	Slab	10,980	0
ULP	Uncvr'd Loading Platform	450	0
		22,410	10,980

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 301
Description Industrial
Zone I-1
Neighborhood C500
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 15.10
Frontage
Depth
Assessed Value \$494,150
Appraised Value \$705,920

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving	AS	Asphalt	32200.00 S.F.	\$5,540	1
TNK2	Tank - Oil			500000.00 GALS	\$240,000	1
FN2	FENCE-6' CHAIN			900.00 L.F.	\$1,220	1
TWR3	Cell Twr3 Carriers			1.00 UNITS	\$384,380	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$812,550	\$705,920	\$1,518,470
2019	\$1,168,800	\$705,920	\$1,874,720
2018	\$1,168,800	\$705,920	\$1,874,720

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$568,790	\$494,150	\$1,062,940
2019	\$818,160	\$494,150	\$1,312,310
2018	\$818,160	\$494,150	\$1,312,310

ATTACHMENT 3

ORIGIN ID:GAMA (301) 266-0258
CATHERINE CONKLIN
GENERAL DYNAMICS
4603 KEMPER STREET
ROCKVILLE, MD 20853
UNITED STATES US

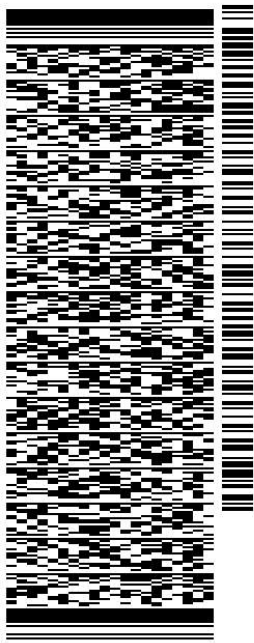
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ACTWGT: 2.00 LB
CAD: 105486753/NET4530

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TO **MATTHEW DAVIS**
TOWN OF ENFIELD - TOWN PLANNER
820 ENFIELD STREET

ENFIELD CT 06082

REF: (860) 253-6368
INV/ PO/ DEPT:



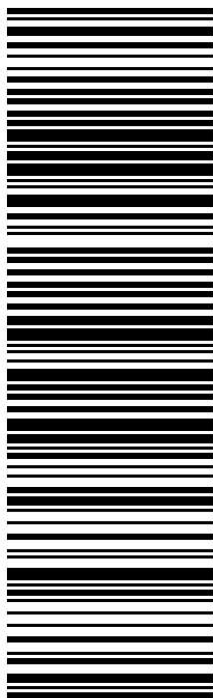
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January 10, 2023

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Service type:	FedEx Priority Overnight		
Special Handling:	Deliver Weekday		ENFIELD, CT,
		Delivery date:	Jan 6, 2023 09:17

Shipping Information:

Tracking number:	770951387939	Ship Date:	Jan 5, 2023
		Weight:	2.0 LB/0.91 KG
Recipient:		Shipper:	
ENFIELD, CT, US,		ROCKVILLE, MD, US,	

Signature image is available. In order to view image and detailed information, the shipper or payor account number of the shipment must be provided.

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CATHERINE CONKLIN
GENERAL DYNAMICS
4603 KEMPER STREET
ROCKVILLE, MD 20853
UNITED STATES US

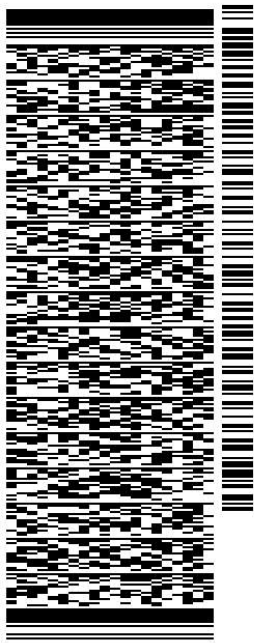
SHIP DATE: 05JAN23
ACTWGT: 2.00 LB
CAD: 105486753/NET4530

BILL SENDER

TO ELLEN ZOPPO-SASSU
TOWN OF ENFIELD - MANAGER
820 ENFIELD STREET

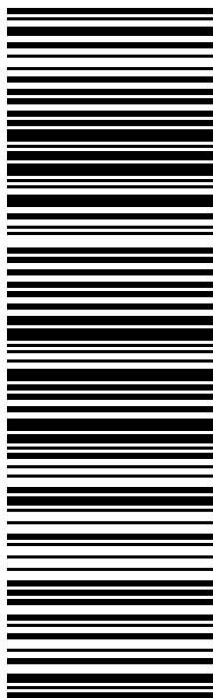
ENFIELD CT 06082

REF: (860) 253-6350
INV/ PO/ DEPT:



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EB QCWA

06082
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January 10, 2023

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Signed for by:	E.CASS	Delivery Location:	
Service type:	FedEx Priority Overnight		
Special Handling:	Deliver Weekday		ENFIELD, CT,
		Delivery date:	Jan 6, 2023 09:17

Shipping Information:

Tracking number:	770951373531	Ship Date:	Jan 5, 2023
		Weight:	2.0 LB/0.91 KG
Recipient:		Shipper:	
ENFIELD, CT, US,		ROCKVILLE, MD, US,	

Signature image is available. In order to view image and detailed information, the shipper or payor account number of the shipment must be provided.

ORIGIN ID:GAMA (301) 266-0258
CATHERINE CONKLIN
GENERAL DYNAMICS
4603 KEMPER STREET
ROCKVILLE, MD 20853
UNITED STATES US

SHIP DATE: 05JAN23
ACTWGT: 2.00 LB
CAD: 105486753/INET4530

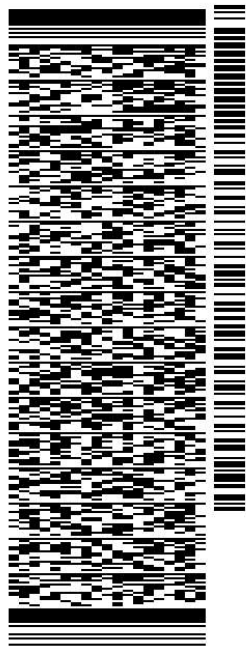
BILL SENDER

TO TROIANO REALTY CORP

777 ENFIELD STREET

ENFIELD CT 06082

REF: (860) 253-6368
INV/ PO/ DEPT:

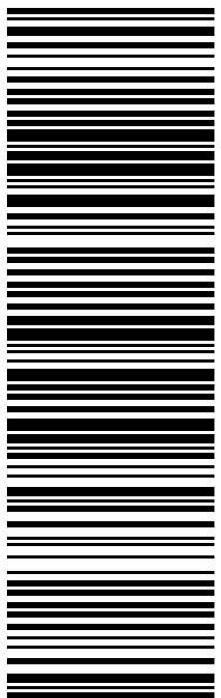


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2. Fold the printed page along the horizontal line.
3. Place label in shipping pouch and affix it to your shipment so that the barcode portion of the label can be read and scanned.

Warning: Use only the printed original label for shipping. Using a photocopy of this label for shipping purposes is fraudulent and could result in additional billing charges, along with the cancellation of your FedEx account number. Use of this system constitutes your agreement to the service conditions in the current FedEx Service Guide, available on fedex.com. FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1,000, e.g. jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits, see current FedEx Service Guide.



January 10, 2023

Dear Customer,

The following is the proof-of-delivery for tracking number: 770954406801

Delivery Information:

Status:	Delivered	Delivered To:	Receptionist/Front Desk
Signed for by:	E.MCHOWAN	Delivery Location:	
Service type:	FedEx Priority Overnight		
Special Handling:	Deliver Weekday		ENFIELD, CT,
		Delivery date:	Jan 6, 2023 09:15

Shipping Information:

Tracking number:	770954406801	Ship Date:	Jan 5, 2023
		Weight:	2.0 LB/0.91 KG
Recipient:		Shipper:	
ENFIELD, CT, US,		ROCKVILLE, MD, US,	

Signature image is available. In order to view image and detailed information, the shipper or payor account number of the shipment must be provided.