Robinson+Cole

KENNETH C. BALDWIN

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Also admitted in Massachusetts

December 12, 2017

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

Re: **Notice of Exempt Modification – Facility Modification**
213 Court Street, Middletown, Connecticut

Dear Ms. Bachman:

Cellco Partnership d/b/a Verizon Wireless ("Cellco") currently maintains a wireless telecommunications facility on the roof of the existing office building at 213 Court Street in Middletown, Connecticut (the "Property"). Cellco's facility consists of twelve (12) wireless telecommunications antennas attached to the façade of the building penthouse, 179-feet above ground level. Equipment associated with the antennas is located inside the building. The building and underlying property are owned by 213 Court Street Realty Trust. The 213 Court Street facility was approved by the Council in 1990 (Docket No. 125). The facility, therefore, remains under the jurisdiction of the Council. Cellco now intends to replace six (6) of its existing antennas with three (3) model JAHH-65B-R3B, 700/2100 MHz antennas and three (3) model JAHH-65B-R3B, 850/1900 MHz antennas, at the same level and location on the building. Cellco also intends to replace six (6) remote radio heads ("RRHs") and install three (3) new RRHs. Included in Attachment 1 are specifications for Cellco's replacement antennas and RRHs.

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-72(b)(2). In accordance with R.C.S.A. § 16-50j-73, a copy of this letter is being sent to Daniel T. Drew, Mayor of the City of Middletown; Joseph Samolis, Middletown's Director of Planning, Conservation and Development; and 213 Court Street Realty Trust, the Property owner.

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

1. The proposed modifications will not result in an increase in the height of the building or any appurtenant structure. Cellco's replacement antennas and RRHs will be installed at the same location and level on the building.

2. The proposed modifications will not involve any change to ground-mounted equipment and, therefore, will not require the extension of the site boundary.

3. The proposed modifications will not increase noise levels at the facility by six decibels or more, or to levels that exceed state and local criteria.

4. The operation of the replacement antennas will not increase radio frequency (RF) emissions at the facility to a level at or above the Federal Communications Commission (FCC) safety standard. A General Power Density table for Cellco's modified facility is included behind Attachment 2.

5. The proposed modifications will not cause a change or alteration in the physical or environmental characteristics of the site.

6. The existing antenna mounts can support Cellco's proposed facility modifications. (*See* Structural Analysis Letter included in Attachment 3).

A copy of the parcel map and owner information for the Property is included in Attachment 4. A Certificate of Mailing verifying that this filing was sent to municipal officials and the owner of the Property is included in Attachment 5.

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

Sincerely,

Kenneth C. Baldwin

Enclosures
Copy to:
Daniel T. Drew, Middletown Mayor
Joseph Samolis, Middletown's Director of Planning, Conservation and Development
213 Court Street Realty Trust
Tim Parks

ATTACHMENT 1

Product Specifications

COMMSCOPE®

JAHH-65B-R3B

8-port sector antenna, 2x 698–787, 2x 824-894 and 4x 1695–2360 MHz, 65° HPBW, 3x RET and low bands have diplexers. Internal SBT's on first LB(Port 1) and first HB (Port 5).

- Internal SBT on low and high band allow remote RET control from the radio over the RF jumper cable
- One RET for 700MHz, one RET for 850MHz, and one RET for both high bands to ensure same tilt level for 4x Rx or 4x MIMO
- Internal filter on low band and interleaved dipole technology providing for attractive, low wind load mechanical package
- Separate RS-485 RET input/output for low and high band

Electrical Specifications

Frequency Band, MHz	**698–787**	**824–894**	**1695–1880**	**1850–1990**	**1920–2200**	**2300–2360**
Gain, dBi	14.5	15.8	18.0	18.4	18.5	18.8
Beamwidth, Horizontal, degrees	67	65	63	63	65	68
Beamwidth, Vertical, degrees	12.4	10.5	5.7	5.2	4.9	4.4
Beam Tilt, degrees	2–14	2–14	0–10	0–10	0–10	0–10
USLS (First Lobe), dB	18	18	20	20	21	23
Front-to-Back Ratio at 180°, dB	32	34	31	35	36	38
Isolation, dB	25	25	25	25	25	25
Isolation, Intersystem, dB	30	30	30	30	30	30
VSWR | Return Loss, dB	1.5 | 14.0	1.5 | 14.0	1.5 | 14.0	1.5 | 14.0	1.5 | 14.0	1.5 | 14.0
PIM, 3rd Order, 2 x 20 W, dBc	-153	-153	-153	-153	-153	-153
Input Power per Port, maximum, watts	350	350	350	350	350	300
Polarization	±45°	±45°	±45°	±45°	±45°	±45°
Impedance	50 ohm	50 ohm	50 ohm	50 ohm	50 ohm	50 ohm

Electrical Specifications, BASTA*

Frequency Band, MHz	**698–787**	**824–894**	**1695–1880**	**1850–1990**	**1920–2200**	**2300–2360**
Gain by all Beam Tilts, average, dBi	14.3	14.9	17.6	18.1	18.2	18.5
Gain by all Beam Tilts Tolerance, dB	±0.3	±0.5	±0.6	±0.4	±0.5	±0.6
Gain by Beam Tilt, average, dBi	2 ° | 14.3	2 ° | 15.0	0 ° | 17.2	0 ° | 17.6	0 ° | 17.7	0 ° | 17.9
	8 ° | 14.3	8 ° | 14.9	5 ° | 17.6	5 ° | 18.2	5 ° | 18.3	5 ° | 18.7
	14 ° | 14.3	14 ° | 15.4	10 ° | 17.6	10 ° | 18.2	10 ° | 18.3	10 ° | 18.7
Beamwidth, Horizontal Tolerance, degrees	±1.2	±1.4	±4	±2.4	±2.9	±2.7
Beamwidth, Vertical Tolerance, degrees	±0.9	±0.5	±0.3	±0.2	±0.3	±0.1
USLS, beampeak to 20° above beampeak, dB	18	17	17	18	19	18
Front-to-Back Total Power at 180° ± 30°, dB	25	24	26	29	27	29
CPR at Boresight, dB	22	23	20	21	21	24
CPR at Sector, dB	11	12	11	11	11	8

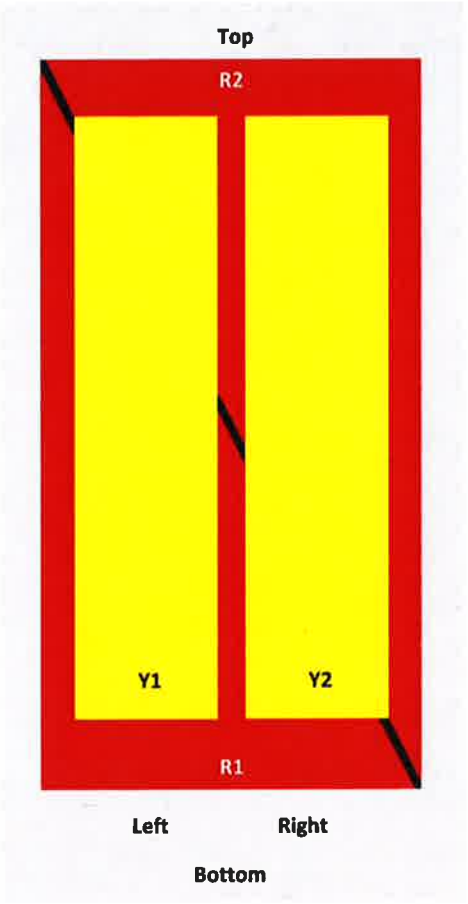
* CommScope® supports NGMN recommendations on Base Station Antenna Standards (BASTA). To learn more about the benefits of BASTA, download the whitepaper Time to Raise the Bar on BSAs.

Array Layout

Product Specifications

JAHH-65B-R3B

JAHH-65A-R3B JAHH-65B-R3B JAHH-65C-R3B



Array	Freq (MHz)	Conns	RET (SRET)	AISG RET UID
R1	698-798	1-2	1	ANxxxxxxxxxxxxxxx1
R2	824-894	3-4	2	ANxxxxxxxxxxxxxxx2
Y1	1695-2360	5-6	3	ANxxxxxxxxxxxxxxx3
Y2	1695-2360	7-8		

View from the front of the antenna

(Sizes of colored boxes are not true depictions of array sizes)

General Specifications

Operating Frequency Band	1695 – 2360 MHz | 698 – 787 MHz | 824 – 894 MHz
Antenna Type	Sector
Band	Multiband
Performance Note	Outdoor usage

Mechanical Specifications

RF Connector Quantity, total	8
RF Connector Quantity, low band	4
RF Connector Quantity, high band	4
RF Connector Interface	4.3-10 Female
Color	Light gray

Product Specifications

JAHH-65B-R3B

Grounding Type	RF connector body grounded to reflector and mounting bracket
Radiator Material	Aluminum | Low loss circuit board
Radome Material	Fiberglass, UV resistant
Reflector Material	Aluminum
RF Connector Location	Bottom
Wind Loading, frontal	746.0 N @ 150 km/h 167.7 lbf @ 150 km/h
Wind Loading, lateral	243.0 N @ 150 km/h 54.6 lbf @ 150 km/h
Wind Loading, rear	776.0 N @ 150 km/h 174.5 lbf @ 150 km/h
Wind Speed, maximum	241 km/h | 150 mph

Dimensions

Length	1828.0 mm | 72.0 in
Width	350.0 mm | 13.8 in
Depth	208.0 mm | 8.2 in
Net Weight, without mounting kit	28.7 kg | 63.3 lb

Remote Electrical Tilt (RET) Information

Input Voltage	10–30 Vdc
Internal Bias Tee	Port 1 | Port 5
Internal RET	High band (1) | Low band (2)
Power Consumption, idle state, maximum	2.0 W
Power Consumption, normal conditions, maximum	13.0 W
Protocol	3GPP/AISG 2.0 (Single RET)
RET Interface	8-pin DIN Female | 8-pin DIN Male
RET Interface, quantity	2 female | 2 male

Packed Dimensions

Length	1975.0 mm | 77.8 in
Width	456.0 mm | 18.0 in
Depth	357.0 mm | 14.1 in
Shipping Weight	42.0 kg | 92.6 lb

Regulatory Compliance/Certifications

Agency	Classification
RoHS 2011/65/EU	Compliant by Exemption
China RoHS SJ/T 11364-2006	Above Maximum Concentration Value (MCV)
ISO 9001:2008	Designed, manufactured and/or distributed under this quality management system

Product Specifications

JAHH-65B-R3B

Included Products

BSAMNT-1 — Wide Profile Antenna Downtilt Mounting Kit for 2.4 - 4.5 in (60 - 115 mm) OD round members. Kit contains one scissor top bracket set and one bottom bracket set.

* Footnotes

Performance Note	Severe environmental conditions may degrade optimum performance

ALCATEL-LUCENT B13 RRH4X30-4R

Alcatel-Lucent B13 Remote Radio Head 4x30-4R is the newest addition of Remote Radio Head to the extended product line of Alcatel-Lucent's distributed Base Station solutions, aimed at facilitating smooth RF site acquisition and related civil engineering.

Supporting 2Tx/4Tx MIMO and 4-way Rx diversity, Alcatel-Lucent B13 RRH4x30-4R allows operators to have a compact radio solution to deploy LTE in the 700U band (700 MHz, 3GPP band 13), providing them with the means to achieve high capacity, high quality and high coverage with minimum site requirements.

The Alcatel-Lucent B13 RRH4x30-4R product has four transmit RF paths, offering the possibility to **select, via software only, 2Tx or 4Tx MIMO configurations** with either 2x60 W or 4x30 W RF output power. It supports also 4-way Rx diversity and up to 10MHz instantaneous bandwidth.

The Alcatel-Lucent B13 RRH4x30-4R is a near zero-footprint solution and operates noise free, simplifying negotiations with site property owners and minimizing environmental impacts.

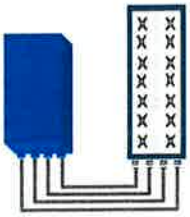
Its compactness and slim design makes the Alcatel-Lucent B13 RRH4x30-4R easy to install close to the antenna: operators can therefore locate this Remote Radio Head where RF design conditions are deemed ideal, minimizing trade-offs between available sites and RF optimum sites, together with reducing the RF feeder needs and installation costs.

FEATURES

- Supporting LTE in 700 MHz band (700U, 3GPP band 13)
- LTE 2Tx or 4Tx MIMO (SW switchable)
- Output power: Up to 2x60W or 4x30W
- 10MHz LTE carrier with 4Rx Diversity
- Convection-cooled (fan-less)
- Supports AISG 2.0 ALD devices (RET, TMA) through RS485 or RF ports

BENEFITS

- Compact to reduce additional footprint when adding LTE in 700U band
- MIMO scheme operation selection (2Tx or 4Tx) by software only
- Improves downlink spectral efficiency through MIMO4
- Increases LTE coverage thanks to 4Rx diversity capability and best in class Rx sensitivity
- Flexible mounting options: Pole or Wall



4x30W with 4T4R
or
2x60W with 2T4R

Can be switched between modes via SW w/o site visit

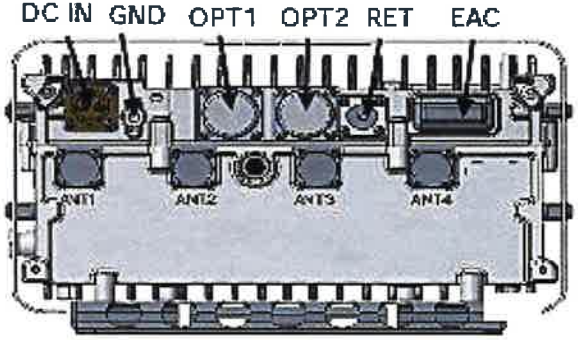
Alcatel·Lucent

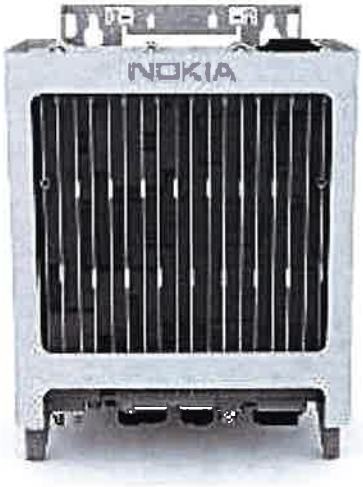
TECHNICAL SPECIFICATIONS

Features & performance	
Number of TX/RX paths	4 duplexed (either 4T4R or 2T4R by SW)
Frequency band	U700 (C) (3GPP bands 13): DL: 746 - 756 MHz / UL: 777 - 787 MHz
Instantaneous bandwidth - #carriers	10MHz – 1 LTE carrier (in 10MHz occupied bandwidth)
LTE carrier bandwidth	10 MHz
RF output power	2x60W or 4x30W (by SW)
Noise figure – RX Diversity scheme	2 dB typ. (<2.5 dB max) – 2 or 4 way Rx diversity
Sizes (HxWxD) in mm (in.) Volume in L Weight in kg (lb) (w/o mounting HW)	550 x 305 x 230 (21.6" x 12.0" x 9") (with solar shield) 38 (with solar shield) 26 (57.2) (with solar shield)
DC voltage range DC power consumption	-40.5 to -57V at full performance, -38 to -57V with relaxation on power consumption 550W typical @100% RF load (in 2Tx or 4TX mode)
Environmental conditions Wind load (@150km/h or 93mph)	-40°C (-40°F) /+55°C (+131°F) IP65 Frontal: <200N / Lateral :<150N
Antenna ports	4 ports 7/16 DIN female (50 ohms) VSWR < 1.5
CPRI ports	2 CPRI ports (HW ready for Rate7, 9.8 Gbps) SFP single mode dual fiber
AISG interfaces	1 AISG2.0 output (RS485) Integrated Smart Bias Tees (x2)
Misc. interfaces	4 external alarms (1 connector) – 4 RF Tx & 4 RF Rx monitor ports - 1 DC connector (2 pins)
Installation conditions	Pole and wall mounting
Regulatory compliance	3GPP 36.141 / 3GPP 36.113 / GR-1089-CORE / GR-3108-CORE / UL 60950-1 / FCC Part 27

AHCA AirScale RRH 4T4R B5 160W

Supported Frequency bands	3GPP band 5
Frequencies	DL 869-894MHz, UL 824-849MHz
Number of TX/RX paths/pipes	4TX/4RX
Instantaneous Bandwidth IBW	25MHz (Full Band)
Occupied Bandwidth OBW	25MHz (Full Band)
Output Power	4T4R @ 40W / 2T4R @ 60W
RF Sharing	LTE, WCDMA, LTE + NB-IoT supported
256 QAM Back Off	No backoff at 40W and 0.8dB at 60W.
Supply Voltage / Voltage Range	DC-48V / -36V to -60V
Typical Power Consumption	365W [50% ETSI Busy Hour Load at 4TX @ 40W]
	529W [100% RF Load at 4 TX @ 40W]
	574W [100% RF Load at 4 TX @ 40W with SBT and AISG ON]
Antenna Ports	4 Ports, 4.3-10+
Optical Ports	2x CPRI 9.8 Gbps
ALD Control Interfaces	AISG3.0 from ANT1,2, 3, 4 and RET (Power supply ANT1 and ANT3)
Other Interfaces	External Alarm MDR-26 Serial connector (4 inputs, 1 Output) DC Circular Power Connector





Operational Temperature Range	-40°C to 55°C (with solar cover)
Dimensions (mm) **Height x width x depth**	337 x 295 x 165 (radio only) 13.3" x 11.7" x 6.5" 428 x 324 x 208 (with bracket and enclosure) 16.9" x 12.8" x 8.2"
Volume (liters)	16.5
Weight (kg)	16/ 35.3 lb – w/o bracket
Ingress protection class	IP65
Installation options	Pole or Wall, Vertical or Horizontal Book Mount
Surge protection	Class II 5kA

NOKIA

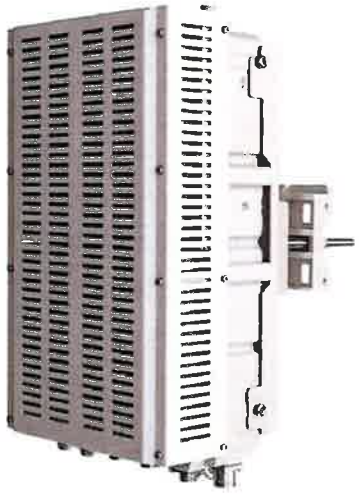
B66a RRH4x45W

Datasheet

Radio Technology	FDD-LTE

Feature description:

- Remote Radio Head 4x45W or 2x90W Switchable via SW



Power Output	4 x 45 W or 2x90W (SW Switchable) w/o fans
IBW	70MHz
OBW	60 MHz
RF Sharing	LTE
Mass/Volume	25.8kg/56.9 lb Weight 655H x 299W x 182D mm 25.8"x11.8"x7.2" 29.7L / 35.5L
Antenna Conf.	4Tx/4Rx
Temperature	-40 to 55 °C
IP class	IP65
Input Power	DC 48 V
Cooling	Natural Convection
Mounting	Wall, Pole mount
BBU connection	2x 9.8Gbps SFP(Rate 7 HW ready)

B66a RRH 4x45 – Interfaces

Power:

- Max power: 816W (add 58W for AISG)
- Breaker size: 25A
- Max distance with 6ga power feed and 5.5V drop: 284 feet

RF Interfaces:

- 4.3/10 Connectors
- No monitoring ports(Spectrum analyzer SW takes place of monitoring ports)

AISG:

- Two Smart Bias-T
- One AISG port

B66 Details

- Max power for a single carrier is:
  - 2x60W for 10,15,20 MHz carrier
  - 2x40W for 5 MHz carrier
- Multi- Carrier Support with AWS-1 carriers: 15.1
- Multi- Carrier Support with AWS-3 carriers: 16.2

Carrier power: Multi-carrier

- Assuming 2 Tx power can be assigned per carrier subject to 40W max for 5Mhz, 60W for larger in 2T, cut that power in half for 4T
- Example:B4 (20Mhz) and AWS3 (10MHz)
  - Power can be varied between those two carriers, can go 60W for 20 MHz carrier, 30W for 10 MHz carrier to use the 90W in 2T.
  - It could be 45/45 for 20Mhz/10Mhz if desired.

ATTACHMENT 2

Site Name: Middletown, CT
Cumulative Power Density

Operator	Operating Frequency	Number of Trans.	ERP Per Trans.	Total ERP	Distance to Target	Calculated Power Density	Maximum Permissable Exposure*	Fraction of MPE
	(MHz)		(watts)	(watts)	(feet)	(mW/cm^2)	(mW/cm^2)	(%)
VZW PCS	1970	1	5000	5000	179	0.0561	1.0	5.61%
VZW Cellular LTE	869	1	3050	3050	179	0.0342	0.579333333	5.91%
VZW Cellular	869	3	403	1209	179	0.0136	0.579333333	2.34%
VZW AWS	2145	1	7400	7400	179	0.0831	1.0	8.31%
VZW 700	746	1	2200	2200	179	0.0247	0.497333333	4.96%

Total Percentage of Maximum Permissible Exposure 27.13%

*Guidelines adopted by the FCC on August 1, 1996, 47 CFR Section 1.13101 based on NCRP Report 86, 1986 and generally on ANSI/IEEE C95.1-

MHz = Megahertz
mW/cm^2 = milliwatts per square centimeter
ERP = Effective Radiated Power

Absolute worst case maximum values used, including the following assumptions:
1. closest accessible point is distance from antenna to base of pole;
2. continuous transmission from all available channels at full power for indefinite time period; and,
3. all RF energy is assumed to be directed solely to the base of the pole.

ATTACHMENT 3

Hudson Design Group LLC

August 22, 2017

verizon

99 East River Road, 9th Floor
East Hartford, CT 06108

RE: Site Name: Middletown CT
Site Address: 200 Court Street
Middletown, CT 06457

To Whom It May Concern:

Hudson Design Group LLC (HDG) has been authorized by Verizon Wireless to perform a mount assessment on the existing Verizon antenna mounts to determine their capability of supporting the following additional equipment loading:

- **(5) JAHH-65A-R3B_3DT antennas (In place of 5 HBXX-6517DS-A2M antennas) (2 per Beta and Gamma, 1 per Alpha)**
- **(1) JAHH-65B-R3B antennas (In place of one HBXX-6517DS-A2M antennas) (Alpha sector)**
- **(3) RRUS 2x60W RRH's (In place of three 2x40W RRH's) (one per sector)**
- **(3) 4T4R B5 RRH's (In place of three 2x60W RRH's) (one per sector)**
- **(3) RRUS 2x90W AWS RRH's (one per sector)**

Based on our assessment, we have determined that the existing mounts **ARE CAPABLE** of supporting the proposed equipment installation.

HDG reviewed field photographs and loadings to determine this assessment.

This assessment was conducted in accordance with EIA/TIA-222-G, Structural Standards for Steel Antenna Towers and Antenna Supporting Structures and the International Building Code 2012 with 2016 CTSBC Amendments.

This determination was based on the following limitations and assumptions:

1. Equipment and locations should not deviate from the construction drawings without written approval of the engineer.
2. HDG is not responsible for any modifications completed prior to and hereafter which HDG was not directly involved.
3. All structural members and their connections are assumed to be in good condition and are free from defects with no deterioration to its member capacities. Contractor is to perform a pre-inspection to confirm.
4. All antennas, coax cables and waveguide cables are assumed to be properly installed and supported as per the manufacturer requirements.
5. All components supporting the Verizon equipment are assumed to be designed to all applicable codes and design for identical to or larger than the current loads.

Please feel free to contact our office should you have any questions.

Respectfully Submitted,
Hudson Design Group LLC

STATE OF CONNECTICUT
DANIEL HAMM
24178
LICENSED
PROFESSIONAL ENGINEER

Michael Cabral
Structural Dept. Head

Daniel P. Hamm, PE
Principal

p: 978.557.5553 f: 978.336.5586 a: 1600 Osgood Street, Building 20 North, Suite 3090, N. Andover, MA 01845
p: 413.588.8139 f: 413.517.0590 a: 116 Pleasant Street, Ste 302, Easthampton, MA 01027

ATTACHMENT 4

City of Middletown, Connecticut

Map generated 12/6/2017

Map Legend: http://gis.cityofmiddletown.com/middletownct/legend.pdf
Property Card: http://gis.vgsi.com/MiddletownCT/Parcel.aspx?pid=889

0 25 50 100 150 200 Feet

1 in = 83 ft

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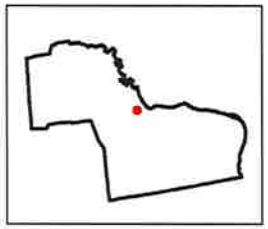


MAP FOR REFERENCE ONLY - NOT A LEGAL DOCUMENT

Because of different update schedules, current property assessments may not reflect recent changes to property boundaries. Check with the Board of Assessors to confirm boundaries uses at the time of assessment.

213 COURT ST

Location	213 COURT ST	**Mblu**	22/ / 0696/ /
Acct#	R07839	**Owner**	213 COURT STREET REALTY TRUST
Assessment	$12,245,650	**Appraisal**	$17,493,780
PID	889	**Building Count**	1

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2017	$15,795,780	$1,698,000	$17,493,780
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2017	$11,057,050	$1,188,600	$12,245,650

Owner of Record

Owner	213 COURT STREET REALTY TRUST
Co-Owner	HAJJAR CHARLES C TRUSTEE
Address	30 ADAMS STREET MILTON, MA 02186

Sale Price	$15,400,000
Certificate	
Book & Page	1776/ 98
Sale Date	12/19/2012
Instrument	03

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
213 COURT STREET REALTY TRUST	$15,400,000		1776/ 98	03	12/19/2012
213 COURT STREET REALTY TRUST	$0		885/ 65	29	12/23/1988

Building Information

Building 1 : Section 1

Year Built:	1989
Living Area:	177,752
Replacement Cost:	$20,406,282
Building Percent Good:	89
Replacement Cost Less Depreciation:	$18,161,590

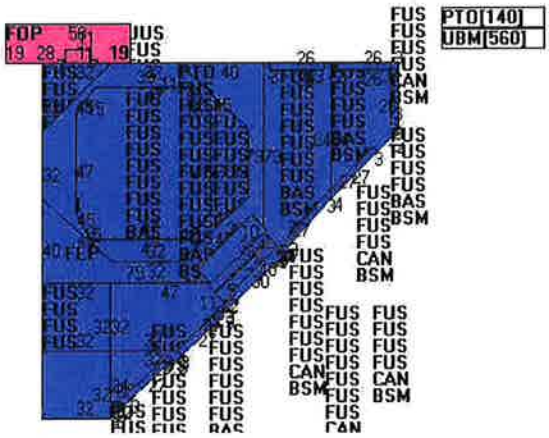
Building Attributes	
Field	**Description**
STYLE	Off/Ret Type

MODEL	Commercial
Grade	B-
Stories	13
Occupancy	14
Exterior Wall 1	Glass/Thermo.
Exterior Wall 2	Brick/Masonry
Roof Structure	Flat
Roof Cover	Metal/Tin
Interior Wall 1	Drywall
Interior Wall 2	K Pine/A Wd
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air
AC Type	Central
Bldg Use	Commercial Improv
Cov Parking	0
Uncov Parking	0
Percent Fin	0
1st Floor Use	
Heat/AC	Heat/AC Pkg
Frame Type	Steel
Baths/Plumbing	Average
Ceiling/Walls	Ceil & Wall
Rooms/Prtns	Average
Wall Height	13

Building Photo

(http://images.vgsi.com/photos/MiddletownCTPhotos//\00\02\7

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Finished Upper Story	161,307	161,307
BAS	First Floor	16,445	16,445
BSM	Basement	17,003	0
CAN	Canopy	588	0
FEP	Enclosed Porch	77	0
FOP	Framed Open Porch	1,025	0
PTO	Patio	3,046	0
UBM	Basement	2,608	0
UUS	Unfinished Upper Story	4,337	0
		206,436	177,752

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
ELV2	Elevator - Freight	12 STOPS	$181,130	1
SPR2	Wet/Concealed	206436 UNITS	$121,070	1

ELV1	Elevator - Passenger	12 STOPS	$144,900	1
ELV1	Elevator - Passenger	12 STOPS	$144,900	1
ELV1	Elevator - Passenger	12 STOPS	$144,900	1
ELV1	Elevator - Passenger	12 STOPS	$144,900	1
LDL1	Load Levelers	1 UNITS	$1,740	1

Land

Land Use

Use Code	201
Description	Commercial Improv
Zone	B-1
Neighborhood	3150
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	1.1
Frontage	0
Depth	0
Assessed Value	$1,188,600
Appraised Value	$1,698,000

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
PTO	Patio	BR	Brick	4500 UNITS	$17,100	1

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2016	$11,670,970	$1,689,000	$13,359,970
2015	$13,701,990	$1,856,980	$15,558,970
2014	$13,701,990	$1,856,980	$15,558,970

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2016	$8,169,679	$1,182,300	$9,351,979
2015	$9,591,400	$1,299,890	$10,891,290
2014	$9,591,400	$1,299,890	$10,891,290

ATTACHMENT 5

UNITED STATES POSTAL SERVICE®

Certificate of Mailing — Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here *Postmark with Date of Receipt.*
Kenneth C. Baldwin, Esq. Robinson & Cole LLP 280 Trumbull Street Hartford, CT 06103	3	3	neopost 12/12/2017 US POSTAGE $002.38 ZIP 06103 041L12203380
	Postmaster, per *(name of receiving employee)*		

USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	Daniel T. Drew, Mayor City of Middletown 245 deKoven Drive Middletown, CT 06457				
2.	Joseph Samolis, Director of Planning, Conservation and Development City of Middletown 245 deKoven Drive Middletown, CT 06457				
3.	213 Court Street Realty Trust c/o Charles C. Hajjar, Trustee 30 Adams Street Milton, MA 02186	USPS DEC 2017 OLD STATE HOUSE STA 06103			
4.					
5.					
6.					