

Exhibit A

Site Map, Abutters' Map, and
Zoning Designation

WEST/BUCKLAND
CEMETERY

TOLLAND TPKE

N MAIN ST

CAROLYN DR

10

DEPOT ST

7

6

5

13

4

9

2

WATER
&
SEWER
GARAGE

3

12

1

ALLIED WAY

14

11

8

CLEARVIEW TER

HILLIARD ST

ADAMS ST

NEW STATE RD

FLEMING RD

WOODLAND S

CARL
SILVER
SOFTBALL
FIELD

ft
0.863 Feet

CT Siting Council BESS Project — Notice Letter Recipient List

Project Site: 1 Allied Way (1046R Tolland Turnpike), Manchester, CT 06042 | Owner: Gipper LLC (Allied Printing Services) | PID: 15990 | MBLU: 43/5490/1046R | 27.23 Acres

#	Parcel Address	Owner / Recipient	Mailing Address	City / State / Zip	Date Sent	Cert #
1	1046R TOLLAND TURNPIKE	THE GIPPER LLC (Allied Printing — PROJECT SITE)	PO BOX 850	MANCHESTER, CT 06045		
2	41 ADAMS STREET	CONNECTICUT SOUTHERN RAILROAD INC	200 MERIDIAN CENTRE BLVD ATTN ALEX HERNANDEZ	ROCHESTER, NY 14618		
3	658 N MAIN STREET	TOWN OF MANCHESTER	41 CENTER ST	MANCHESTER, CT 06040		
4	41 DEPOT STREET	TRINK, NGUYEN	72 SCHOOLHOUSE CR	WETHERSFIELD, CT 06109		
5	776 NORTH MAIN STREET	STEPHENS PIPE & STEEL CT LLC	PO BOX 618	RUSSELL SPRINGS, KY 42642		
6	780 NORTH MAIN STREET	ALLIED WAY LLC	1471 PLEASANT VALLEY RD	MANCHESTER, CT 06042		
7	1046 TOLLAND TURNPIKE	HAYES-KAUFMAN TOLLAND LLC	1471 PLEASANT VALLEY RD	MANCHESTER, CT 06042		
8	249 ADAMS STREET	TOWN OF MANCHESTER	41 CENTER ST	MANCHESTER, CT 06040		
9	81 ADAMS STREET	EIGHTY ONE ADAMS STREET LLC	24 ADAMS ST	MANCHESTER, CT 06042		
10	33 ADAMS STREET	FRP HOLDINGS MANCHESTER LLC	40 ISLAND POND RD	SPRINGFIELD, MA 01118		
11	119R ADAMS STREET	POM-POM GALI LLC	79 BOSTON POST RD	WILLIMANTIC, CT 06226		
12	111 ADAMS STREET	EIGHTY ONE ADAMS STREET LLC	24 ADAMS ST	MANCHESTER, CT 06042		
13	694 N MAIN STREET	CHR CAPITAL INC	995 DAY HILL RD	WINDSOR, CT 06095		
14	361 HILLIARD STREET	TOWN OF MANCHESTER	41 CENTER ST	MANCHESTER, CT 06040		

Source: Town of Manchester Assessor's Office — Abutters List per CT Siting Council notification requirements. Town of Manchester parcels (municipal/exempt): notice to 41 Center St, Manchester, CT 06040, Attn: Town Manager. Date Sent and Cert # columns are for tracking certified mail receipts. Project site (Row 1, highlighted) shown for reference only.

1046R TOLLAND TURNPIKE

Location 1046R TOLLAND TURNPIKE

Mblu 43/ 5490/ 1046/ R/

Acct# 549001046R

Owner GIPPER LLC THE

Total Assessment \$7,530,300

Appraisal \$10,757,700

PID 15990

Building Count 1

DISTRICT E

CONCRETE

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$7,413,100	\$3,344,600	\$10,757,700

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$5,189,100	\$2,341,200	\$7,530,300

Owner of Record

Owner GIPPER LLC THE

Sale Price \$0

Address P O BOX 850

Certificate C

MANCHESTER, CT 06045-0850

Book & Page 1712/0229

Sale Date 09/14/1994

Instrument

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GIPPER LLC THE	\$0	C	1712/0229		09/14/1994

Building Information

Building 1 : Section 1

Year Built: 1995

Living Area: 249,244

Replacement Cost: \$12,407,123

Replacement Cost

Less Depreciation: \$6,823,900

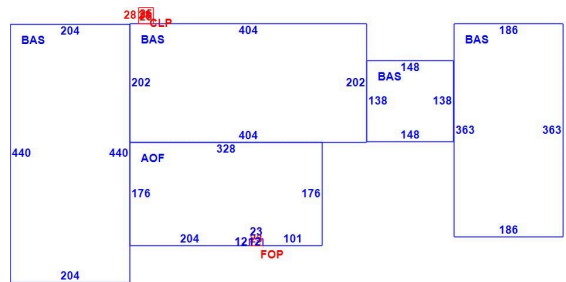
Building Attributes	
Field	Description
Style:	Pre-Eng Mfg
Model	Ind/Comm
Grade	Average
Stories:	1
Occupancy	1.00
Exterior Wall 1	Pre-finsh Metl
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	T+G/Rubber
Interior Wall 1	Minim/Masonry
Interior Wall 2	Drywall/Sheetr
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Bldg Use	Industrial 96
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	300
Heat/AC	Heat/AC Packag
Frame Type	Steel
Baths/Plumbing	Average
Ceiling/Wall	Ceiling & Wall
Rooms/Prtns	Average
Wall Height	28.00
% Comn Wall	0.00

Building Photo



<https://images.vgsi.com/photos2/ManchesterCTPhotos/\A00\01\81\43.jpg>

Building Layout



ParcelSketch.aspx?pid=15990&bid=15990

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	191,792	191,792
AOF	Office, (Average)	57,452	57,452
CLP	Loading Platform	700	0
FOP	Porch, Open	276	0
		250,220	249,244

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
SPR1	Sprinklers-Wet	256038.00 S.F.	\$211,200	1
LDL1	Ld Lvlr-Power	6.00 UNITS	\$9,900	1
MEZ1	Mezzanine-Unfin	7500.00 S.F.	\$57,800	1

Land

Land Use

Use Code 300
Description Industrial 96
Zone IND
Neighborhood 4500
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 27.23
Frontage 0
Depth 0
Total Assessed Land \$2,341,200
Appraised Value \$3,344,600

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving Asphalt			160000.00 S.F.	\$200,000	1
CNP2	Canopy Good			1620.00 S.F.	\$43,700	1
LT1	Lights 1Fix			45.00 UNITS	\$25,900	1
LT2	Lights 2 Fix			12.00 UNITS	\$9,900	1
TNK5	Tank Elevated			4000.00 GALS	\$6,000	1
SHD2	Shed W/Imp			1500.00 S.F.	\$24,800	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$7,413,100	\$3,344,600	\$10,757,700
2023	\$7,413,100	\$3,344,600	\$10,757,700
2022	\$7,413,100	\$3,344,600	\$10,757,700

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$5,189,100	\$2,341,200	\$7,530,300
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