

June 28, 2005

Ms. Barbara Strickland, Chair, Board of Directors
Connecticut Audubon Society
2325 Burr Street
Fairfield, CT 06824
Re: Expression of intent to acquire H. Haagenson preserve

Dear Barbara,

Thank you for faxing a copy of the letter dated August 3, 1989 from John E. Larson, Harlo Haagenson's attorney, which responds to the letter dated July 18, 1989 from W. Bradley Morehouse, CAS attorney. We have carefully reviewed both letters (attached), which clearly articulate an agreement between CAS and Mr. Haagenson regarding the sale of not more than two conforming lots "with the proceeds earmarked as an endowment for the Haagenson Property" to steward the preserve. The letters also made clear the financial responsibility CAS assumed upon accepting the Quit Claim Deed from Harlo Haagenson, including costs associated with Mr. Haagenson's land use of the property (attorney's fees, land use taxes, assessed municipal improvements, hazard insurance premiums, major home repairs), and maintenance of the preserve (insurance, the construction and maintenance of trails).

In light of this agreement, we propose that CAS receive full reimbursement for all financial costs assumed upon accepting the Quit Claim Deed from Harlo Haagenson on August 8, 1989 in exchange for the transfer of the deed to a local conservation coalition for preservation in its entirety in perpetuity. Several conservation (East Haddam Land Trust, Trust for Public Lands, Potapaug Chapter of the National Audubon Society) and government (Town of East Haddam, Gateway Commission) organizations have expressed interest in working with us to raise funds to reimburse CAS for acquisition and stewardship expenses. We believe this approach is consistent with your stated strong preference to transfer the preserve to a conservation organization. For public finance campaign purposes, would you please forward a complete accounting of all expenses associated with acquiring and stewarding Mr. Haagenson's deeded property. In addition,

please include any income that may have been generated on the property through activities such as logging.

According to Town records, the deed included two parcels of land: 1) 57.7-acre parcel, now known as the Haagenson Preserve, and 2) 3-acre parcel on the Salmon River. It appears that CAS transferred the deed on the first parcel to Owl Properties, LLC on July 7, 2004, which declassified it as Forest preserve. We strongly urge you to transfer this deed back to CAS to restore the Forest Preserve classification as per the agreement with Mr. Haagenson. Would you kindly apprise us of the status of the second, 3-acre parcel?

Please comment on the above proposal by the end of the week, as we are all anxious to formalize a suitable letter of intent.

Sincerely,

Todd Gelston on behalf of the Friends of the Harlo Haagenson Preserve

Cc: Robert Martinez

Deed and tax data on the Harlo Haagenson Preserve

- Harlo Haagenson transferred the deed to CAS on 8/8/1989.
- Harlo retained land use through 1993, according to tax records.
 - *Richard Seltzer reports Harlo remained on the property under his care until he death*
- Harlo died 8/14/1995.
- The dwelling was razed in 1996.
- There are two parcels of land: 1) 57.7-acre parcel known as the Haagenson Preserve, and 2) 3-acre parcel on the Salmon River.
- CAS transferred the deed to Owl Properties on 7/26/04.
 - Land became declassified as Forest (farm, forest, open space).
 - Land is no longer tax exempt.
 - The town assessed one acre as a building lot and the remainder as undeveloped.

Tax record

Year	Owner	Value	Tax
1988	H Haagenson	93,279	2,520.15
1989	CAS/HH (land user)	89,100	2,569.64
1990	CAS/HH (land user)	89,100	2,713.10
1991	CAS/HH (land user)	89,100	2,795.96
1992	CAS/HH (land user)	89,100	2,928.72
1993	CAS/HH (land user)	89,100	3,132.76
1994	CAS	—	exempt
1995	CAS	—	exempt

Total tax paid by CAS \$14,140.18

2002 appraisal of value of the property

Appraised value	Forest classified	Residential
57.7 acre	54,684	220,100
3 acre	7,344	9,000

7/1/05 Owl Property tax on both parcels for ½ year \$2,107.26