



Connecticut Audubon Society STATE OFFICE

2325 Burr Street • Fairfield, CT 06824-1806 • 203/259-6305 • Fax: 203/254-7673

June 28, 2005

Mr. Todd Gelston
50 Homestead Lane
East Haddam, CT 06423

Dear Todd,

As we discussed at our meeting last week, I want you to have a clear understanding of the facts surrounding the Connecticut Audubon Society's property in East Haddam. We believe this information will help people understand both Harlo Haagenson's intentions and CAS' more restrictive conservation conditions for a potential transfer of this parcel. I sincerely hope that by providing this information to you that you are able to share it with members of your community who remain concerned and confused about what our intentions for the property are.

- Connecticut Audubon Society is a non-profit organization and a statewide conservation and educational organization which has protected and promoted the preservation of over 2,600 acres in the state of Connecticut for 108 years.
- The Connecticut Audubon Society Board, on behalf of its membership and donors, supports the staff in its approach to bring the organization to financial break-even and to stay consistent with mission.
- Connecticut Audubon Society received title to the Harlo Haagenson property in 1989, on a unrestricted basis, in exchange for the following financial considerations:
 1. The former owner, Harlo Haagenson, who was entitled to take a current-year tax deduction at the full appraised value of the property, was given use of the property for the balance of his life
 2. Connecticut Audubon Society paid for all legal fees for both parties
 3. Connecticut Audubon Society paid the ongoing property taxes and covered the insurance on the property for the balance of the donor's life.
 4. Connecticut Audubon Society paid for the maintenance and insurance on the property
 5. Connecticut Audubon Society created public access trails, which we continue to maintain and insure

CONNECTICUT AUDUBON SOCIETY
BIRD CRAFT MUSEUM
244 Unquowa Road
Fairfield, CT 06824-2000
203/259-0476

CONNECTICUT AUDUBON SOCIETY
COASTAL CENTER AT MILEBORD POINT
1 Milford Point Road
Milford, CT 06468
203/878-7440

CONNECTICUT AUDUBON SOCIETY
ECOTRAVEL
55 Pratt Street, Suite 201
Essex, CT 06326
860/767-0660 800/996-8747

CONNECTICUT AUDUBON SOCIETY
CENTER AT FAIRFIELD
2325 Burr Street
Fairfield, CT 06824-1806
203/259-6305

CONNECTICUT AUDUBON SOCIETY
CENTER AT GLASTONBURY
1361 Main Street
Glastonbury, CT 06033-3105
860/833-8492

CONNECTICUT AUDUBON SOCIETY
ENVIRONMENTAL AFFAIRS
118 Oak Street
Hartford, CT 06106-1514
860/527-6780

CONNECTICUT AUDUBON SOCIETY
CENTER AT POMFRET
P.O. Box 11
189 Pomfret Street (Rt. 169)
Pomfret Center, CT 06259
860/928-4948

CONNECTICUT AUDUBON SOCIETY
AT TRAIL WOOD
93 Kenyon Road
Hampton, CT 06247
860/928-4948

Connecticut Audubon Society manages 19
sanctuaries around the state, preserving
over 2,400 acres of open space.

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www.ctaudubon.org

- Connecticut Audubon Society paid for the removal of one residence that was a potential liability.
- Connecticut Audubon Society's total investment in the property covers the items outlined above (taxes and insurance, property maintenance and upkeep, creation and maintenance of trails, building removal).
- In transferring title, Mr. Haagenson granted Connecticut Audubon Society the right to sell up to two parcels beyond the existing dwelling site to help defray the cost of upkeep. (document from Mr. Haagenson's attorney provided in Appendix). Mr. Haagenson was aware that the Connecticut Audubon Society did not and does not accept un-endowed property.
- In the interest of preserving the habitat through minimizing development, and to remain consistent with its mission, Connecticut Audubon Society has decided against selling the two incremental parcels to subsidize upkeep of the property, as envisioned by Mr. Haagenson.
- Connecticut Audubon Society has placed the parcel on the open market with the express preference of selling to a conservation organization. DEP has expressed a willingness to review the purchase application. In this application, Connecticut Audubon Society was required to represent that the property is being openly marketed, in accordance with DEP guidelines.
- Connecticut Audubon Society has been in touch with various conservation organizations, many of which have been reluctant to pursue an acquisition of the property.
- The property is a Connecticut Audubon Society asset. The organization cannot legally give away or transfer the property to any other entity without writing off this asset on its balance sheet.
- In the event that a private individual becomes the only purchase option, the property's title will be deed restricted for development of only one residence in conformance with local zoning and all property will be conservation eased and protected in perpetuity through a conservation easement that Connecticut Audubon Society will enforce with the full environmental standards under which we have always functioned.
- Connecticut Audubon Society has turned down numerous offers for sub-divided developments with more than one dwelling. As a steward of the land of this state, with a proven track record for conservation, Connecticut Audubon Society will not allow or tolerate development of the property with more than one dwelling, even though the original owner suggested it, and local zoning would most likely permit this.


In conclusion, as discussed at our June 21st meeting with you, Connecticut Audubon Society welcomes letters of intent from any conservation entity which would pursue this acquisition in good faith and consistent with Connecticut Audubon Society's environmental policy. Such letters should be submitted at the earliest possible timing as this property has been on the market for almost one year.

Letters of intent should include:

- Connecticut Audubon Society must receive the letter by June 30, 2005
- Identification of:
 1. Individuals or specific, existing entity making the "offer"
 2. Purchaser's attorney
 3. Source of financing
- Terms:
 1. Formal executed contract and deposit received on or before July 15, 2005
 2. Offering price \$500,000 minimum
 3. Cash Sale – (no financing contingency)
 4. Deposit – minimum 10%
 - Cash or
 - Other collateral such as real estate (valued at 50% of appraisal)
 - Balance of payment and title transfer on or before December 30, 2005
 - Ownership restricted to a deeded conservation easement acceptable to Connecticut Audubon Society

We thank you for taking the time to meet with us. As stewards of 2,600 acres of open space statewide, we remain committed to work with all interested parties to find the right buyer with the financial means to maintain this property as a model for preservation. Again, we anticipate that the above statements will help you ensure accuracy in future communications with other interested parties.

Regards,


Bob Martinez
President
Connecticut Audubon Society

Cc: Nancy MacKinnon
John Morrow
The Connecticut Audubon Society Board of Directors