

**ATR NEW ENGLAND LLC**  
**100 TUNXIS HILL ROAD**  
**FAIRFIELD, CT 06825**  
**TELEPHONE: 203-333-1511**  
**FACSIMILE: 203-366-6900**  
**EMAIL: ORDERSNE@ACTIONTITLERESEARCH.COM**

Re: Macchiaroli Title Case

Subject Property: Cornwall, Connecticut

Dear Attorney Pires:

At your request I have reviewed and evaluated certain file material provided for the purpose of confirming the results of a title search and expressing an opinion regarding access to the above-referenced property from so-called Cook Road. My opinion will be based primarily on Land Record deeds in the chains of title for the subject premises and abutting owners. I will also consider Town records regarding road acceptance, abandonment, or discontinuance. Issues and arguments regarding common law, prescriptive rights and easements, easements by necessity, Connecticut case law and Connecticut General Statutes will be considered and discussed with the property owner's counsel as may be applicable.

For purposes of my review of the file material, and the performance of any additional title research, my charge will be \$250.00 per hour. I will require an initial retainer in this matter in the amount of \$6,500.00.

Unless hereafter otherwise agreed, this initial engagement is for consulting purposes only and, as such, any and all materials prepared, and opinions provided shall be considered materials prepared in anticipation of litigation as provided in Section 13-3 of the Connecticut Practice Book. If expert witness retention is ultimately required upon and after the performance of the title research, my hourly rate will be \$350.00, inclusive of any deposition and court time.

The compensation arrangements described in this letter are subject to the following: All invoices from ATR New England LLC will be submitted by Cohen and Wolf, P.C. to Anthony Macchiaroli for payment, ATR New England LLC will look only to Anthony Macchiaroli for payment, and Anthony Macchiaroli will be solely responsible to make the initial retainer payment.

If these terms are agreeable, would you please execute this letter below where indicated.

Very truly yours,



Joseph Sanfilippo, Esq.

Agreed and accepted:


COHEN AND WOLF, P.C.

By:   
Philip C. Pires, Esq.  
Its Vice President.

11/27/23  
Date

**GUARANTY OF PAYMENT**

The undersigned personally and solely agrees to make on a timely basis all payments provided for and due hereunder.

  
Anthony Macchiaroli

11-27-23  
Date