

PLEASE REPLY TO Danbury

September 24, 2004

By Hand

Common Council of the City of Danbury
155 Deer Hill Avenue
Danbury, Connecticut 06810

Re: Caraway Drive

Gentlemen/Mesdames:

This letter is to request approval by the Common Council of the acceptance by the City of Danbury of a road known as Caraway Drive. A copy of the proposed Deed conveying this road is enclosed.

I would appreciate it if you would place this request on the agenda for the October 5, 2004, meeting of the Council for consideration.

Very truly yours,



Robin A. Kahn

RAK:lr
enc:

cc: Office of the Corporation Counsel
Patricia Ellsworth, Engineering Department
Construction Consultants, LLC

PLEASE REPLY TO Danbury

September 23, 2004

HAND DELIVERED

Eric L. Gottschalk, Esq.
Corporation Council
City of Danbury
155 Deer Hill Avenue
Danbury, CT 06810

RE: Joe's Hill, LLC to City of Danbury
Caraway Drive, Danbury, Connecticut

Dear Rick:

Enclosed please find a copy of my petition to the Common Council for the acceptance of Caraway Drive. I understand that the City is now prepared to accept this road.

I have also enclosed the proposed deed, conveyance tax form and a preliminary Certificate of Title.

Please let me know if there is anything further that you should require.

Very truly yours,



Robin A. Kahn

RAK/lr
enc:

STATUTORY WARRANTY DEED

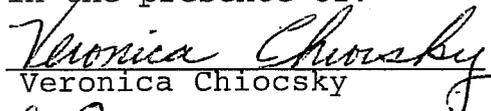
TO ALL PEOPLE TO WHOM THESE RPRESENTS SHALL COME, GREETING:

KNOW YE, that JOE'S HILL, LLC, a Connecticut Limited Company having an office at 3 Shadowland Road, Sherman, CT 06784 in consideration of the sum of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION, paid, grants to the **CITY OF DANBURY**, a municipal corporation located in Fairfield County and organized an existing under and by virtue of the laws of the State of Connecticut,

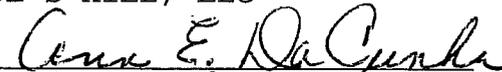
WITH WARRANTY COVENANTS, the premises more particularly described in **SCHEDULE A** annexed hereto and made a part hereof.

IN WITNESS WHEREOF, the undersigned has caused to be set its hand and seal this 27th day of September, 2004.

Signed, Sealed and Delivered
In the presence of:


Veronica Chiocsky

JOE'S HILL, LLC

By: 
Ann E. DaCunha
Its Manager

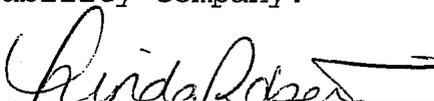

Linda Roberts

STATE OF CONNECTICUT)

ss: DANBURY

COUNTY OF FAIRFIELD)

On this 27th day of September, 2004, before me, the undersigned officer, personally appeared Ann E. DaCunha the Manager of Joe's Hill, LLC, and that as signer and sealer of the foregoing instrument acknowledged the execution of the same to be his free act and deed individually and as such Mgr. and the free act and deed of such limited liability company.


Linda Roberts
~~Commissioner of the Superior Court~~
Notary Public

LINDA ROBERTS
NOTARY PUBLIC
MY COMMISSION EXPIRES JUNE 30, 2005

SCHEDULE A

ALL THAT CERTAIN piece or parcel of land, located in the City of Danbury, County of Fairfield and State of Connecticut, shown and designated as "CARAWAY DRIVE" on a certain map entitled "FINAL SUBDIVISION MAP SHOWING CARAWAY ESTATS SUBDIVISION CARAWAY DRIVE DANBURY, CONNECTICUT PREPARED FOR CONSTRUCTION CONSULTANTS, LLC TOTAL AREA: 6.076 AC. SCALE: 1" = 40' ZONE: RA-40 DATE: AUGUST 15, 1997 REVISED - 10/15/97 REVISED - 10/22/97 (REWORD GENERAL NOTE 2)" prepared by Surveying Associates, P.C., 432 Main Street, Danbury, Connecticut and certified substantially correct as a Class A-2 Survey by Paul M. Fagan, L.S. 7756, which map is on file in the office of the Town Clerk of the City of Danbury as Map No. 10669.

Said premises are conveyed SUBJECT TO the following:

1. Any and all provisions of any ordinance, public or private law, municipal regulation, including, but not limited to, Inland/Wetlands regulations, planning, zoning and subdivision regulations of the City of Danbury.
2. Taxes hereafter becoming due and payable to the City of Danbury.
3. Easement in favor of the City of Danbury dated September 15, 1972, and recorded in Volume 523 at Page 282.
4. Building lines, easements, notes and notations contained on Map No. 10669.
5. Easements and notes contained on Map No. 7104.
6. Easement in favor of the Connecticut Light and Power Company dated August 19, 1999, and recorded in Volume 1278 at Page 414.
7. Declaration of Covenants and Restrictions of Caraway Estates dated January 14, 2000, and recorded in Volume 1294 at Page 573 of the Danbury Land Records.

1. TOWN Danbury
2. LOCATION OF PROPERTY CONVEYED Caraway Drive
3. GRANTOR/SELLER Joe's Hill, LLC
4. TAXPAYER IDENTIFICATION NUMBER 06-1486739
5. ADDRESS 3 Shadowland Road
6. (City or Town) Sherman State CT ZIP 06784
7. IS GRANTOR A PARTNERSHIP, S CORPORATION, LLC, ESTATE OR TRUST? YES
8. IS THIS CONVEYANCE BETWEEN SPOUSES? NO
9. IF THIS CONVEYANCE IS FOR NO OR LESS THAN ADEQUATE CONSIDERATION... NOT APPLICABLE
10. GRANTEE/BUYER City of Danbury
11. TAXPAYER IDENTIFICATION NUMBER
12. ADDRESS 155 Deer Hill Avenue
13. (City or Town) Danbury State CT ZIP 06810
14. DATE CONVEYED 9/27/04
15. DATE RECORDED
16. TYPE OF INSTRUMENT WARRANTY
17. THE GRANTOR CLAIMS THAT NO TAX IS DUE BECAUSE: CONVEYANCE WAS FOR NO CONSIDERATION

COMPUTATION OF TAX (Enter consideration for conveyance on the appropriate line)

Table with 4 columns: Line number, Description, Amount, and Tax. Rows include 18. Consideration for Unimproved Land, 19. Consideration for Residential Dwelling, 19A. Portion of Line 19 that is \$800,000 or less, 19B. Portion of Line 19 that exceeds \$800,000, 20. Residential Property other than Residential Dwelling, 21. Nonresidential Property other than Unimproved Land, 22. Property conveyed by a Delinquent Mortgagor, and 23. TOTAL TAX DUE.

GRANTOR, GRANTOR'S ATTORNEY OR AUTHORIZED AGENT DECLARATION

I DECLARE UNDER THE PENALTIES OF FALSE STATEMENT THAT I HAVE EXAMINED THIS RETURN, OP-236, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS TRUE, COMPLETE AND CORRECT... Robin A. Kahn Attorney Signature Date 9/27/04

GENERAL INSTRUCTIONS

All entries must be printed legibly or typed. GRANTOR, GRANTOR'S ATTORNEY OR AUTHORIZED AGENT: A completed tax return must be submitted to the City or Town Clerk with a check payable to: COMMISSIONER OF REVENUE SERVICES. LINE 7. If you answer "YES" to this question, you must attach a list of names, addresses and Taxpayer Identification Numbers for each partner, member, shareholder or beneficiary, as the case may be.

DEFINITIONS

TAXPAYER IDENTIFICATION NUMBER: Social Security Number or Federal Employer Identification Number, as the case may be. CONSIDERATION includes money paid and the fair market value of other property, real or personal, transferred directly or indirectly, to the grantor, whether or not expressed in the instrument. UNIMPROVED LAND means land that has no improvements thereon. RESIDENTIAL PROPERTY OTHER THAN RESIDENTIAL DWELLING includes apartment buildings, duplexes and other multi-unit properties, whether or not the owner resides on the premises.

PRELIMINARY CERTIFICATE OF TITLE

TO: THE CITY OF DANBURY

This is to certify that as of the date set forth and as disclosed by the land records of the City of Danbury, Connecticut, title to premises described in Schedule A annexed hereto is vested in Joe's Hill, LLC, free and clear of all encumbrances except:

1. Any and all provisions of any ordinance, public or private law, municipal regulation, including, but not limited to, Inland/Wetlands regulations, planning, zoning and subdivision regulations of the City of Danbury.
2. Taxes hereafter becoming due and payable to the City of Danbury.
3. Easement in favor of the City of Danbury dated September 15, 1972, and recorded in Volume 523 at Page 282.
4. Building lines, easements, notes and notations contained on Map No. 10669.
5. Easements and notes contained on Map No. 7104.
6. Easement in favor of the Connecticut Light and Power Company dated August 19, 1999, and recorded in Volume 1278 at Page 414.
7. Declaration of Covenants and Restrictions of Caraway Estates dated January 14, 2000, and recorded in Volume 1294 at Page 573 of the Danbury Land Records.

COHEN AND WOLF, P.C.

By: 
Robin A. Kahn

Certified To: September 27, 2004 at 9:30 a.m.