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CITY OF DANBURY

155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

ENGINEERING DEPARTMENT
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WILLIAM J. BUCKLEY, JR., P.E.
DIRECTOR OF PUBLIC WORKS / CITY ENGINEER

June 28, 2005

Honorable Mark D. Boughton
Common Council ✓
City of Danbury
155 Deer Hill Avenue
Danbury, Ct 06810

Dear Mayor Boughton and Common Council Members:

Boehringer Ingelheim Pharmaceuticals, Inc.
Warranty Deed and Easement

Our office has been working with Boehringer Ingelheim Pharmaceuticals, Inc. relative to their transfer to the City of a strip of land along Briar Ridge Road, as well as a permanent water line easement and a snow shelf easement. Copies of the relevant map and legal documents are enclosed.

A long narrow sliver of the existing paved Briar Ridge Road has been found to be on Boehringer Ingelheim Pharmaceuticals, Inc. property. Boehringer Ingelheim Pharmaceuticals, Inc. has agreed to transfer ownership of this long sliver of land to the City. They have also agreed to grant the City a snow shelf easement outside of this sliver of land.

A number of years ago Boehringer Ingelheim Pharmaceuticals, Inc. granted the City a temporary easement for a water line the City installed. The agreement was that a permanent water line easement would later be granted to the City.

We, therefore, request that the Common Council authorize the Corporation Counsel's office to work with Boehringer Ingelheim Pharmaceuticals, Inc. relative to the City's acceptance of the parcel of land for highway purposes and the easements, all as described above.

If you have any questions, please feel free to contact us.

Very truly yours,

Patricia A. Ellsworth, P.E.
Assistant City Engineer

Encl.

C: William J. Buckley, Jr., P.E.
Laszlo L. Pinter, Esq.



WATER MAIN AND SNOW SHELF EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that **BOEHRINGER INGELHEIM PHARMACEUTICALS, INC.**, a Delaware corporation, having an office and principal place of business at 900 Ridgebury Road, Ridgefield, Connecticut, acting herein by J. Martin Carroll, its President and Chief Operating Officer duly authorized, hereinafter referred to as the "Grantor", in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, received to its full satisfaction of the **CITY OF DANBURY**, a municipal corporation located in the County of Fairfield and State of Connecticut, hereinafter referred to as the "Grantee", does hereby give and grant unto the said **CITY OF DANBURY**, its successors and assigns, the right, privilege and easement, in common with others to whom rights may have already been granted, in, over, across, through and under that certain piece or parcel of land of the Grantor, situate in the City of Danbury, in said County and State, on Briar Ridge Road, and more particularly described in Schedule A attached hereto and made a part hereof (the "Easement Area") and labeled, "Parcel 'C'" on Sheet 1 of 2 and Sheet 2 of 2 of a map entitled, "Improvement Location Survey Prepared for Boehringer Ingelheim Pharmaceuticals, Inc. Showing Land to be Conveyed and Easement to be Granted to The City of Danbury, Briar Ridge Road, Danbury, Connecticut, Scale 1" = 40', Area: As-Shown, Date: August 2, 2004" recorded in the Danbury Town Clerk's office as Map No. _____, for the following purposes:

To enter into and upon said Easement Area at any reasonable time and from time to time for the purpose of laying, installing, using, maintaining, examining, repairing and replacing underground water mains, pipes and appurtenances for the transmission of drinking water along the Easement Area, it being understood, however, that upon such entry for any of the purposes hereinbefore set forth the Grantee, its successors and assigns, at its expense, shall complete the work involved with all reasonable speed and shall restore the Easement Area as nearly as possible to the same condition as before such entry; and

To use the surface of the Easement Area for piling snow from the plowing of Briar Ridge Road in Danbury.

The Grantor herein reserves the right for itself and its successors and assigns to continue to use the Easement Area for any uses or purposes which do not interfere with the Grantee's rights hereunder.

The Grantee shall not have the right to transfer its interest under this Easement to another or to expand the scope of uses permitted in the Easement Area.

TO HAVE AND TO HOLD the above granted rights unto the Grantee, its successors and assigns forever.

The parties hereby agree that that certain Temporary Easement from Grantor's predecessor-in-title to the City of Danbury dated April 12, 1977 and recorded in Volume

SCHEDULE A

EASEMENT AREA DESCRIPTION

PARCEL "C"

A CERTAIN PIECE OF PARCEL OF LAND SITUATED IN PART ON THE SOUTHERLY SIDE OF BRIAR RIDGE ROAD IN THE CITY OF DANBURY, FAIRFIELD COUNTY, STATE OF CONNECTICUT, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SITUATED ON THE SOUTHERLY SIDE OF BRIAR RIDGE ROAD MARKING THE NORTHWESTERLY CORNER OF BOEHRINGER INGELHEIM PHARMACEUTICALS, INC. AND THE NORTHEASTERLY CORNER OF LAND NOW OR FORMERLY OF M & D WORK LLC;

THENCE RUNNING IN A NORTHEASTERLY DIRECTION ALONG THE SOUTHERLY SIDE OF BRIAR RIDGE ROAD THE FOLLOWING COURSES AND DISTANCES, N73°09'23"E, A DISTANCE OF 102.60' TO A POINT, THENCE N72°59'31"E, A DISTANCE OF 73.26' TO A POINT, THENCE N74°31'42"E, A DISTANCE OF 92.714' TO A POINT MARKING THE WESTERLY TERMINUS OF LAND PROPOSED TO BE CONVEYED TO THE CITY OF DANBURY;

THENCE RUNNING THROUGH LAND OF BOEHRINGER INGELHEIM PHARMACEUTICALS, INC. IN A NORTHEASTERLY, SOUTHEASTERLY AND SOUTHWESTERLY DIRECTION ALONG THE SOUTHERLY AND WESTERLY LINE OF LAND PROPOSED TO BE CONVEYED TO THE CITY OF DANBURY THE FOLLOWING COURSES AND DISTANCES: N83°00'38"E, A DISTANCE OF 11.98' TO A POINT, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 255.00' AN ARC LENGTH OF 137.61' TO A POINT, THENCE S63°46'52"E, A DISTANCE OF 199.21' TO A POINT, THENCE S63°17'26"E, A DISTANCE OF 160.71' TO A POINT, THENCE S65°05'15"E, A DISTANCE OF 50.51' TO A POINT, THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 972.00' AN ARC LENGTH OF 167.48' TO A POINT, THENCE S74°57'35"E, A DISTANCE OF 110.60' TO A POINT, THENCE S73°47'52"E, A DISTANCE OF 35.05' TO A POINT, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 255.00' AN ARC LENGTH OF 151.11' TO A POINT, THENCE S39°50'44"E, A DISTANCE OF 23.98' TO A POINT, THENCE S05°37'12"E, A DISTANCE OF 7.82' TO A POINT, THENCE S32°41'54"E, A DISTANCE OF 4.43' TO A POINT, THENCE S60°01'29"E, A DISTANCE OF 2.63' TO A POINT, THENCE S20°21'11"E, A DISTANCE OF 233.68' TO A POINT, THENCE S22°45'35"W, A DISTANCE OF 1.94' TO A POINT, THENCE S17°19'42"E, A DISTANCE OF 6.67' TO A POINT, THENCE S62°07'04"E, A DISTANCE OF 6.33' TO A POINT, THENCE S18°51'51"E, A DISTANCE OF 223.74' TO A POINT, THENCE S19°50'52"W, A DISTANCE OF 6.52' TO A POINT, THENCE S11°17'41"E, A DISTANCE OF 6.51' TO A POINT, THENCE S59°05'27"E, A DISTANCE OF 7.51'

TO A POINT, THENCE S18°33'20"E, A DISTANCE OF 181.37' TO A POINT, THENCE S17°24'50"E, A DISTANCE OF 44.60' TO A POINT, THENCE S15°56'32"E, A DISTANCE OF 184.18' TO A POINT, THENCE S23°26'54"E, A DISTANCE OF 20.36' TO A POINT ON THE WESTERLY SIDE OF BRIAR RIDGE ROAD MARKING THE SOUTHERLY TERMINUS OF LAND PROPOSED TO BE CONVEYED TO THE CITY OF DANBURY;

THENCE RUNNING ALONG THE WESTERLY SIDE OF BRIAR RIDGE ROAD IN A SOUTHEASTERLY DIRECTION THE FOLLOWING COURSES AND DISTANCES: S15°48'55"E, A DISTANCE OF 63.96' TO A POINT, THENCE S17°19'35"E, A DISTANCE OF 102.08' TO A POINT MARKING THE NORTHERLY TERMINUS OF PROPERTY PROPOSED TO BE CONVEYED TO THE CITY OF DANBURY;

THENCE RUNNING IN A SOUTHEASTERLY DIRECTION THROUGH LAND OF BOEHRINGER INGELHEIM PHARMACEUTICALS, INC. ALONG THE WESTERLY LINE OF LAND PROPOSED TO BE CONVEYED TO THE CITY OF DANBURY THE FOLLOWING COURSES AND DISTANCES, S13°42'22"E, A DISTANCE OF 63.02' TO A POINT, THENCE S17°32'13"E, A DISTANCE OF 8.97' TO A POINT MARKING THE SOUTHWESTERLY CORNER OF LAND PROPOSED TO BE CONVEYED TO THE CITY OF DANBURY;

THENCE TURNING AND RUNNING IN A NORTHEASTERLY DIRECTION CONTINUING THROUGH LAND OF BOEHRINGER INGELHEIM PHARMACEUTICALS, INC. ALONG THE SOUTHERLY LINE OF LAND PROPOSED TO BE CONVEYED TO THE CITY OF DANBURY N72°27'50"E, A DISTANCE OF 3.95' TO A POINT ON THE WESTERLY HIGHWAY LINE OF BRIAR RIDGE ROAD SAID POINT MARKING THE SOUTHEASTERLY CORNER OF LAND PROPOSED TO BE CONVEYED TO THE CITY OF DANBURY;

THENCE TURNING AND RUNNING IN A SOUTHEASTERLY DIRECTION ALONG THE WESTERLY SIDE OF BRIAR RIDGE ROAD THE FOLLOWING COURSES AND DISTANCES, S17°19'35"E, A DISTANCE OF 47.13' TO A POINT, THENCE S16°38'15"E, A DISTANCE OF 289.65' TO A POINT, THENCE S17°01'40"E, A DISTANCE OF 31.884' TO A POINT MARKING THE INTERSECTION OF THE WESTERLY SIDE OF BRIAR RIDGE ROAD WITH THE DANBURY-RIDGEFIELD TOWN LINE, SAID POINT MARKING THE SOUTHEASTERLY CORNER OF HEREIN DESCRIBED EASEMENT;

THENCE TURNING AND RUNNING IN A WESTERLY DIRECTION THROUGH LAND OF BOEHRINGER INGELHEIM PHARMACEUTICALS, INC. ALONG THE DANBURY-RIDGEFIELD TOWN LINE S86°40'20"W, A DISTANCE OF 16.108' TO A POINT MARKING THE SOUTHWESTERLY CORNER OF HEREIN DESCRIBED EASEMENT;

THENCE TURNING AND RUNNING IN A NORTHWESTERLY AND SOUTHWESTERLY DIRECTION THROUGH LAND OF BOEHRINGER INGELHEIM PHARMACEUTICALS, INC. THE FOLLOWING COURSES AND DISTANCES, N16°48'10"W, A DISTANCE OF 790.732' TO A POINT, THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 4199.15' AN ARC LENGTH OF 148.919' TO A POINT, THENCE N18°50'05"W, A DISTANCE OF 526.26' TO A POINT, THENCE RUNNING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 245.00' AN ARC LENGTH OF 240.253' TO A POINT, THENCE N75°01'13"W, A DISTANCE OF 136.229' TO A POINT, THENCE RUNNING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1023.48' AN ARC LENGTH OF 205.346' TO A POINT, THENCE N63°31'29"W, A DISTANCE OF 366.975' TO A POINT, THENCE RUNNING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 245.00' AN ARC LENGTH OF 185.385' TO A POINT, THENCE S73°07'16"W, A DISTANCE OF 231.056' TO A POINT MARKING THE SOUTHWESTERLY CORNER OF HEREIN DESCRIBED EASEMENT;

THENCE TURNING AND RUNNING IN A NORTHWESTERLY DIRECTION ALONG LAND NOW OR FORMERLY OF M& D WORK, LLC, N26°41'40"W, A DISTANCE OF 9.87' TO A POINT MARKING THE POINT OR PLACE OF BEGINNING.

THE ABOVE DESCRIPTION INCLUDES AN AREA OF 37,376 SQ.FT.

FOR A MORE PARTICULAR DESCRIPTION, REFERENCE IS MADE TO A MAP ENTITLED:

"IMPROVEMENT LOCATION SURVEY PREPARED FOR BOEHRINGER INGELHEIM PHARMACEUTICALS, INC. SHOWING LAND TO BE CONVEYED AND EASEMENT TO BE GRANTED TO THE CITY OF DANBURY, BRIAR RIDGE ROAD, DANBURY, CONNECTICUT,
SCALE: 1"=40', AREA: AS-SHOWN, DATED AUGUST 2, 2004".

WARRANTY DEED

To All People To Whom These Presents Shall Come, Greeting:

Know Ye, That **BOEHRINGER INGELHEIM PHARMACEUTICALS, INC.**, a Delaware corporation, formerly known as Boehringer Ingelheim Ltd., having an address of 900 Ridgebury Road, Ridgefield, Connecticut 06877, hereinafter referred to as the "**Grantor**", for the consideration of ONE (\$1.00) DOLLAR and other valuable consideration received to its full satisfaction of the **CITY OF DANBURY**, having an address of 155 Deer Hill Avenue, Danbury, Connecticut 06810, hereinafter referred to as the "**Grantee**", does give, grant, bargain, sell and confirm unto said **CITY OF DANBURY**, for a highway and for all purposes that a highway can be used:

ALL THAT certain tract, piece or parcel of land with any improvements located thereon and described in Schedule A as Parcel "A" and Parcel "B" attached hereto (the "Premises") and more particularly described on Sheet 1 of 2 and Sheet 2 of 2 of a map entitled, "Improvement Location Survey Prepared for Boehringer Ingelheim Pharmaceuticals, Inc. Showing Land to be Conveyed and Easement to be Granted to The City of Danbury, Briar Ridge Road, Danbury, Connecticut, Scale 1" = 40', Area: As-Shown, Date: August 2, 2004", which map is recorded in the Danbury Town Clerk's office as Map No. _____, reserving unto the Grantor, its successors and assigns forever, the right to locate one or more driveways over the Premises described in that certain deed recorded in Volume 563 at Page 130 of the Danbury Land Records to be used for all driveway purposes, including without limitation, for purposes of moving large equipment in and out of other lands of the Grantor.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, and unto its successors and assigns forever, to its and their own proper use and behoof.

AND ALSO, the said Grantor does for itself, its successors and assigns, covenant with the said Grantee, and with its successors and assigns, that at and until the ensembling of these presents, it is well seized of the premises, as a good indefeasible estate in **FEE SIMPLE**; and has good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as hereinbefore mentioned.

AND FURTHERMORE, the said Grantor does by these presents bind itself and its successors and assigns forever to **WARRANT AND DEFEND** the above granted and bargained premises to it, the said Grantee, and to its successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

[NEXT PAGE IS SIGNATURE PAGE]

SCHEDULE A

PROPERTY DESCRIPTION

PARCEL "A"

A CERTAIN PIECE OR PARCEL OF LAND SITUATED ON THE SOUTHERLY AND WESTERLY SIDE OF BRIAR RIDGE ROAD IN THE CITY OF DANBURY , FAIRFIELD COUNTY, STATE OF CONNECTICUT, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SITUATED ON THE SOUTHERLY SIDE OF BRIAR RIDGE ROAD LOCATED N73°09'23"E, 102.60': N72°59'31"E, 73.26' AND N74°31'42"E, 92.714' FROM THE NORTHWESTERLY CORNER OF LAND OF BOEHRINGER INGELHEIM PHARMACEUTICALS, INC. AND THE NORTHEASTERLY CORNER OF LAND NOW OR FORMERLY OF M & D WORK LLC, SAID POINT MARKING THE WESTERLY TERMINUS OF LAND HEREIN DESCRIBED AND THE TRUE POINT OF BEGINNING;

THENCE RUNNING IN A NORTHEASTERLY AND SOUTHEASTERLY DIRECTION ALONG THE SOUTHERLY AND WESTERLY SIDE OF BRIAR RIDGE ROAD THE FOLLOWING COURSES AND DISTANCES; N74°31'42"E, A DISTANCE OF 12.135' TO A POINT, THENCE N76°48'53"E, A DISTANCE OF 60.035' TO A POINT, THENCE S89°17'05"E, A DISTANCE OF 20.22' TO A POINT, THENCE S65°39'35"E, A DISTANCE OF 51.73' TO A POINT, THENCE S62°15'35"E, A DISTANCE OF 164.03' TO A POINT, THENCE S65°35'55"E, A DISTANCE OF 200.16' TO A POINT, THENCE S64°58'05"E, A DISTANCE OF 173.07' TO A POINT, THENCE S76°39'05"E, A DISTANCE OF 48.64' TO A POINT, THENCE S77°44'05"E, A DISTANCE OF 79.62' TO A POINT, THENCE S71°03'15"E, A DISTANCE OF 173.17' TO A POINT, THENCE S71°03'25"E, A DISTANCE OF 21.936' TO A POINT, THENCE S30°52'08"E, A DISTANCE OF 15.55' TO A POINT, THENCE S17°40'55"E, A DISTANCE OF 41.12' TO A POINT, THENCE S18°39'02"E, A DISTANCE OF 47.565' TO A POINT, THENCE S21°04'47"E, A DISTANCE OF 399.71' TO A POINT, THENCE S17°53'35"E, A DISTANCE OF 184.89' TO A POINT, THENCE S15°48'55"E, A DISTANCE OF 314.00' TO A POINT MARKING THE SOUTHERLY TERMINUS OF LAND HEREIN DESCRIBED;

THENCE TURNING AND RUNNING IN A NORTHWESTERLY DIRECTION THROUGH LAND OF BOEHRINGER INGELHEIM PHARMACEUTICALS, INC. THE FOLLOWING COURSES AND DISTANCES, N23°26'54"W, A DISTANCE OF 20.36' TO A POINT, THENCE N15°56'32"W, A DISTANCE OF 184.18' TO A POINT, THENCE N17°24'50"W, A DISTANCE OF 44.60' TO A POINT, THENCE N18°33'20"W, A DISTANCE OF 181.37' TO A POINT, THENCE N59°05'27"W, A DISTANCE OF 7.51' TO A POINT, THENCE N11°17'41"W, A DISTANCE OF 6.51' TO A POINT, THENCE N19°50'52"E, A DISTANCE OF 6.52', TO A POINT, THENCE N18°51'51"W, A DISTANCE OF 223.74' TO A POINT, THENCE N62°07'04"W, A DISTANCE OF 6.33' TO A POINT, THENCE N17°19'42"W, A DISTANCE OF 6.67' TO A POINT, THENCE N22°45'35"E, A DISTANCE OF 1.94' TO A POINT, THENCE N20°21'11"W, A DISTANCE OF 233.68' TO A POINT, THENCE N60°01'29"W, A DISTANCE OF 2.63' TO A POINT, THENCE N32°41'54"W, A DISTANCE OF 4.43' TO A POINT, THENCE N05°37'12"W, A DISTANCE OF 7.82' TO A POINT, THENCE N39°50'44"W, A DISTANCE OF 23.98' TO A POINT, THENCE RUNNING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 255.00' AN ARC LENGTH OF 151.11' TO A POINT, THENCE N73°47'52"W, A DISTANCE OF 35.05' TO A POINT, THENCE N74°57'35"W, A DISTANCE OF 110.60' TO A POINT, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 972.00' AN ARC LENGTH OF 167.48' TO A POINT, THENCE N65°05'15"W, A DISTANCE OF 50.51' TO A POINT, THENCE N63°17'26"W, A DISTANCE OF 160.71' TO A POINT, THENCE N63°46'52"W, A DISTANCE OF 199.21' TO A

POINT, THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 255.00' AN ARC LENGTH OF 137.61' TO A POINT, THENCE S83°00'38"W, A DISTANCE OF 11.98' TO A POINT MARKING THE TRUE POINT OR PLACE OF BEGINNING.

THE ABOVE DESCRIPTION INCLUDES AN AREA OF 15,429 SQ.FT. FOR A MORE PARTICULAR DESCRIPTION, REFERENCE IS MADE TO A MAP ENTITLED:

"IMPROVEMENT LOCATION SURVEY PREPARED FOR BOEHRINGER INGELHEIM PHARMACEUTICALS, INC. SHOWING LAND TO BE CONVEYED AND EASEMENT TO BE GRANTED TO THE CITY OF DANBURY, BRIAR RIDGE ROAD, DANBURY, CONNECTICUT, SCALE: 1"=40', AREA: AS-SHOWN, DATED AUGUST 2, 2004".

PARCEL "B"

A CERTAIN PIECE OR PARCEL OF LAND SITUATED ON THE WESTERLY SIDE OF BRIAR RIDGE ROAD IN THE CITY OF DANBURY, FAIRFIELD COUNTY, STATE OF CONNECTICUT, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SITUATED ON THE WESTERLY SIDE OF BRIAR RIDGE ROAD LOCATED N17°01'40"W, 31.884', N16°38'15"W, 289.65' AND N17°19'35"W, 47.13' FROM THE INTERSECTION OF THE WESTERLY HIGHWAY LINE OF BRIAR RIDGE ROAD WITH THE DANBURY-RIDGEFIELD TOWN LINE, SAID POINT MARKING THE SOUTHEASTERLY CORNER OF HEREIN DESCRIBED PARCEL AND THE TRUE POINT OF BEGINNING;

THENCE RUNNING IN A SOUTHWESTERLY DIRECTION THROUGH LAND OF BOEHRINGER INGELHEIM PHARMACEUTICALS, INC. S72°27'50"W, A DISTANCE OF 3.95' TO A POINT MARKING THE SOUTHWESTERLY CORNER OF HEREIN DESCRIBED PARCEL;

THENCE TURNING AND RUNNING IN A NORTHWESTERLY DIRECTION CONTINUING THROUGH LAND OF BOEHRINGER INGELHEIM PHARMACEUTICALS, INC. N17°32'13"W, A DISTANCE OF 8.97' TO A POINT, THENCE N13°42'22"W, A DISTANCE OF 63.02' TO A POINT ON THE WESTERLY SIDE OF BRIAR RIDGE ROAD MARKING THE NORTHERLY TERMINUS OF HEREIN DESCRIBED PREMISES;

THENCE TURNING AND RUNNING IN A SOUTHEASTERLY DIRECTION ALONG THE WESTERLY SIDE OF BRIAR RIDGE ROAD S17°19'35"E, A DISTANCE OF 71.85' TO A POINT MARKING THE TRUE POINT OR PLACE OF BEGINNING.

THE ABOVE DESCRIPTION INCLUDES AN AREA OF 160 SQ.FT.

FOR A MORE PARTICULAR DESCRIPTION, REFERENCE IS MADE TO A MAP ENTITLED: "IMPROVEMENT LOCATION SURVEY PREPARED FOR BOEHRINGER INGELHEIM PHARMACEUTICALS, INC. SHOWING LAND TO BE CONVEYED AND EASEMENT TO BE GRANTED TO THE CITY OF DANBURY, BRIAR RIDGE ROAD, DANBURY, CONNECTICUT, SCALE: 1"=40', AREA: AS-SHOWN, DATED AUGUST 2, 2004".

SAID PREMISES ARE CONVEYED SUBJECT TO:

1. Any and all provisions of any ordinance, municipal regulation or public or private law.
2. Taxes of the City of Danbury, due and payable after delivery of the deed.

3. An easement to The Connecticut Light and Power Company dated September 1, 1978 and recorded in Volume 615 at Page 414 of the Danbury Land Records. Said easement was modified dated August 25, 1999 and recorded in Volume 1279 at Page 600 of the Danbury Land Records. Said easement was partially assigned to Southern New England Telephone Company dated December 14, 2001 and recorded in Volume 1413 at Page 1141 of the Danbury Land Records.
4. An easement to The Connecticut Light and Power Company dated October 29, 1998 and recorded in Volume 1240 at Page 24 of the Danbury Land Records. Said easement was partially assigned to Southern New England Telephone Company dated December 13, 2000 and recorded in Volume 1341 at Page 234 of the Danbury Land Records.
5. Such a state of facts as shown by a personal inspection of the premises or a current survey.