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September 4, 2007

Common Council
City of Danbury
155 Deer Hill Avenue
Danbury, CT 06810

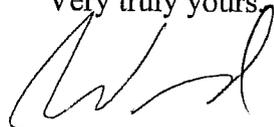
Re: **Sheridan Commons - Sheridan Street**

Honorable Members:

We represent Sheridan Commons, LLC, in connection with the development of property on Sheridan Street. The Planning and Zoning Department approval requires our client to dedicate a 5' easement along Triangle Street for highway purposes to the City of Danbury. Would you be kind enough to place this matter on your next agenda?

I thank you for your consideration.

Very truly yours,



Ward J. Mazzucco

WJM:sm

cc: Mr. Anthony O. Lucera
Mr. Glenn Tatangelo

EASEMENT

KNOW ALL MEN BY THESE PRESENTS,

That SHERIDAN COMMONS, LLC, a Connecticut limited liability company, acting herein by Anthony O. Lucera, a member, having a principal place of business at 60 Old New Milford Road, Suite 1F, Brookfield, Connecticut (hereinafter the "Grantor"), for the consideration of ONE DOLLAR (\$1.00) and other valuable consideration, received to its full satisfaction of the CITY OF DANBURY, a municipal corporation having an office at 155 Deer Hill Avenue, Danbury, Connecticut, and organized and existing under and by virtue of the laws of the State of Connecticut, does hereby give, grant, assign, bargain, sell and confirm unto the said CITY OF DANBURY (hereinafter the "Grantee"), its successors and assigns, the right, privilege, authority and easement to lay, construct, alter, repair, replace, maintain, and pass and repossess over for all legal purposes, a roadway, in, through, under and over a certain strip of land shown as

"PROPOSED 5' WIDE EASEMENT TO BE GRANTED TO CITY OF DANBURY FOR FUTURE HIGHWAY IMPROVEMENTS" on a certain map entitled, "COMPOSITE PROPERTY SURVEY SHERIDAN COMMONS SHERIDAN STREET and TRIANGLE STREET DANBURY, CONNECTICUT", Scale: 1" = 20', Area: 2.131 Acres, Zone: RMF-4, Date: April 9, 2007, rev. July 6, 2007, prepared by Surveying Associates, P.C., 432 Main Street, Danbury, Connecticut, and certified substantially correct by Paul M. Fagan, L.S. 7756, which map is filed in the office of the Danbury Town Clerk as Map Number 12484.

It being hereby agreed that the rights of entry, installation, maintenance, replacement, and repair shall be exercised, so far as practicable, so as to minimize disruption to Grantor's premises. The Grantee shall be responsible only to maintain and repair roadway or governmental improvements within the easement area.

TO HAVE AND TO HOLD the above granted rights, privilege, authority, and easement unto the said Grantees, their heirs, successors and assigns, forever, to their own proper use and behoof.

IN WITNESS WHEREOF, the undersigned have set their hands and seals this ____ day of August, 2007.

Signatures are on following page....

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Signed, Sealed and Delivered
in the presence of:

Sheridan Commons, LLC

By:

Anthony O. Lucera, Member

STATE OF CONNECTICUT

ss: Danbury

COUNTY OF FAIRFIELD

On this, the ____ day of _____, 2007, before me, the undersigned officer, personally appeared Anthony O. Lucera, who acknowledged himself to be a member of Sheridan Commons, LLC, a Connecticut limited liability company, and that he as a member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as a member.

In witness whereof I hereunto set my hand.

Ward J. Mazzucco
Commissioner of the Superior Court