



(SHEET 2 OF 3)
EASEMENT MAP

SHOWING

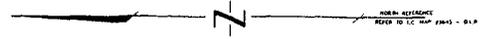
PROPOSED UTILITY EASEMENT - TO BE GRANTED TO
THE 'CITY OF DANBURY'

OVER PROPERTY OF
SILVERSMITH HEIGHTS, LLC
15 SILVERSMITH DRIVE - DANBURY, CONNECTICUT

SCALE: 1" = 40' DATE: JANUARY 15, 1992
REVISED DEC. 7, 1996
REVISED MARCH 11, 1997 REVISED MARCH 12, 1997

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

PREPARED BY
SURVEYING ASSOCIATES, P.C.
133 MAIN STREET - DANBURY, CONNECTICUT



N/T
THOMAS HOFFMANN, TRUSTEE &
FRANK H. FITZSIMMONS, JR. TRUSTEE
(L.C. MAP 12871)

PROPERTY OF
SILVERSMITH HEIGHTS, LLC
(SEE NOTES 1 & 2)

PROPERTY OF
SILVERSMITH HEIGHTS, LLC
(SEE NOTES 1 & 2)

- LEGEND
- ☐ CATCH BASIN
 - UTILITY POLE
 - HYDRANT
 - WATER VALVE
 - SANITARY SEWER MANHOLE
 - STORM DRAINAGE PIPE
 - WATER LINE
 - SANITARY SEWER LINE

MAPPING NOTES: (FOR NOTES - SEE SHEET 1 OF 3)

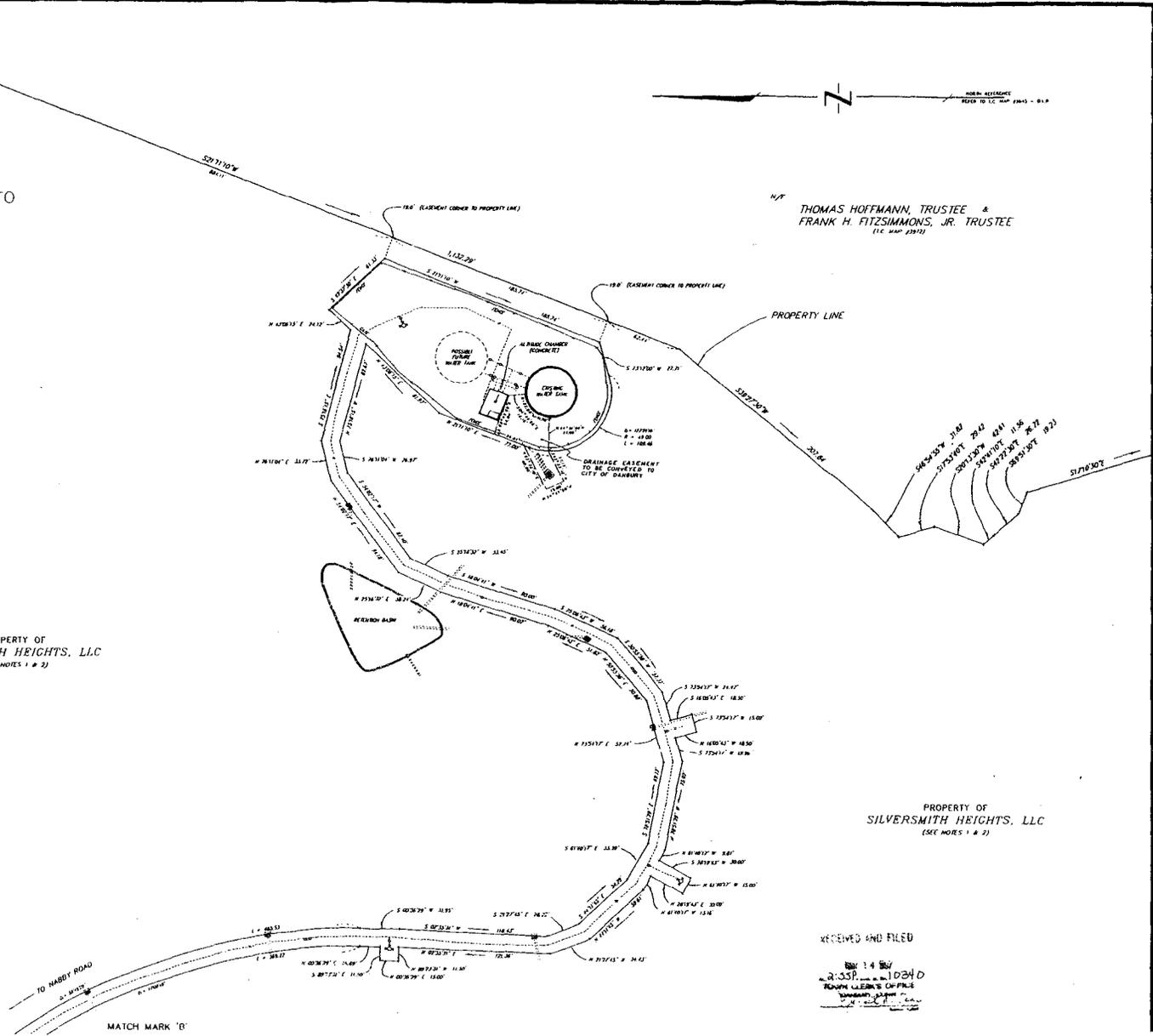
GENERAL NOTES: (FOR NOTES - SEE SHEET 1 OF 3)

MATCH MARK 'A'

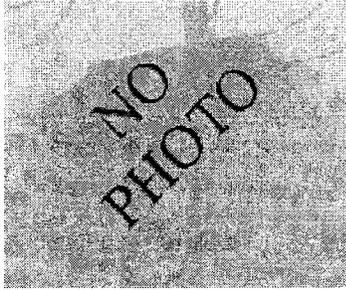
MATCH MARK 'B'

RECEIVED AND FILED

APR 14 1997
RECORDS SECTION
PLANNING & ZONING DEPARTMENT
CITY OF DANBURY, CT



MCKAY RD



Map/Lot/Unit : K07 / / 107 / /
Location: MCKAY RD
Owner Name: CITY OF DANBURY
Account Number:



Parcel Value

Item	Appraised Value	Assessed Value
Buildings	0	0
Extra Building Features	0	0
Outbuildings	253,800	177,600
Land	0	0
Total:	253,800	177,600



Owner of Record

CITY OF DANBURY
 155 DEER HILL AVE
 DANBURY, CT 06810-7769



Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
CITY OF DANBURY	1175/0758	3/14/1997	



Land Use (click here for a list of codes and descriptions)

Land Use Code	Land Use Description
100	Vacant



Land Line Valuation

Size	Zone	Appraised Value	Assessed Value
0.00 AC	RM4	0	0



Construction Detail

Item	Value
------	-------

STYLE Vacant Land



Building Valuation

Item	Value
Living Area	0 square feet
Replacement Cost	0
Year Built	
Depreciation	100%
Replacement Cost Less Depreciation	0



Outbuildings (click here for a list of codes and descriptions)

Code	Description	Units	Appraised Value
PHSE	Pump House	540 SF	43200



Extra Features (click here for a list of codes and descriptions)

Code	Description	Units	Appraised Value
	No Extra Building Features		



Building Sketch (click here for a list of codes and descriptions)

Vacant Land, No Sketch

Online Database for Danbury, CT Powered by Vision Appraisal Technology

No Image

Map/Lot/Unit : K07 / / 107 / /
Location: MCKAY RD
Owner Name: CITY OF DANBURY
Account Number:

Parcel Value

Item	Appraised Value	Assessed Value
Buildings	0	0
Xtra Bldg Features	0	0
Outbuildings	253,800	177,600
Land	0	0
Total:	253,800	177,600

Owner of Record

CITY OF DANBURY
 155 DEER HILL AVE
 DANBURY, CT 06810-7769

Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
CITY OF DANBURY	1175/0758	3/14/1997	0

Land Use

Land Use Code	Land Use Description
100	Vacant

Land Line Valuation

Size	Zone	Appraised Value	Assessed Value
0.00 AC	RM4	0	0

Construction Detail

Building # 1
 STYLE Vacant Land

Building Valuation

Living Area: 0 square feet Replacement Cost: 0 Year Built:
 Depreciation: 100% Building Value: 0

Extra Features

Code	Description	Units	Appraised Value
No Extra Building Features			

Outbuildings

Code	Description	Units	Appraised Value
PHSE	Pump House	540 SF	43200

Building Sketch

Vacant Land, No Sketch

Know All Men By These Presents,

That SILVERSMITH HEIGHTS, LLC

BOOK 1175 PAGE 0758

of Wilton in the County of Fairfield and State of
Connecticut, hereinafter called the Seller, for the consideration of ONE (\$1.00) -----
Dollars, received to its full satisfaction of the

CITY OF DANBURY

hereinafter called the
Purchaser, does hereby bargain, sell, transfer and convey unto the said Purchaser the following articles of personal property:

Storage water tank, altitude chamber and water pump station shown on a certain map entitled, "EASEMENT MAP SHOWING PROPOSED UTILITY EASEMENT - TO BE GRANTED TO THE 'CITY OF DANBURY' OVER PROPERTY OF SILVERSMITH HEIGHTS, LLC 15 SILVERSMITH DRIVE - DANBURY, CONNECTICUT SCALE 1" = 40' DATE: JANUARY 15, 1992 REVISED: DEC. 2, 1996" and certified substantially correct by Paul M. Fagan L.S. #7756, Surveying Associates, P.C. which map is to be filed with the office of the Town Clerk of Danbury. Said map containing three (3) sheets. *Revised Mar. 11, 1997, Mar. 12, 1997

To have and to hold the same to the said Purchaser its successors, ~~executors~~ administrators, and assigns, forever to its and their proper use and behoof. And the said Seller its successors ~~executors~~, executors and administrators, does covenant and agree with the said Purchaser to warrant and defend the said goods to the said Purchaser against all persons whatever.

In Witness Whereof, Seller has ~~xxxxx~~ hereunto set its hand and seal this 13th day of March in the year of our Lord nineteen hundred and ninety-seven.

Signed, Sealed and Delivered in presence of SILVERSMITH HEIGHTS, LLC

Ellen M. Brandi By: Carl R. Kuehner III
Ellen M. Brandi Its Managing Member

George Burchester
George Burchester

State of Connecticut, }
County of Fairfield } ss. Danbury
March /3 A.D. 19

On this the 13th day of March, 1997, before me, Ellen M. Brandi, the undersigned officer, personally appeared Carl R. Kuehner III, Managing Member of Silversmith Heights, LLC, whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

Received for ~~me~~ me at 2:39p. In Witness Whereof, I hereunto set my hand and official seal.

MAR 14 1997
Attest: Michael R. See
Town Clerk

Ellen M. Brandi
ELLEN M. BRANDI
NOTARY PUBLIC
MY COMMISSION EXPIRES NOVEMBER 30, 1997
Title of Officer

QUIT CLAIM DEED

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

Know Ye, That WE, PARLITF DEVELOPMENT ASSOCIATES, a General Partnership, acting hereunder by Waycliff Associates and Parkland Development Associates, L.P., its General Partners Duly Authorized, having a place of business at 110 Summit Avenue, Montvale, NJ 07645 for the consideration of FOUR MILLION FIVE HUNDRED THOUSAND AND 00/100 (\$4,500,000.00) DOLLARS received to its full satisfaction of SILVERSMITH HEIGHTS, LLC, a Connecticut limited liability company with a principal place of business at 157 Old Ridgefield Road, Wilton, CT 06897, does remise, release, and forever QUITCLAIM unto the said SILVERSMITH HEIGHTS, LLC:

A CERTAIN piece or parcel of land located in the City of Danbury, County of Fairfield and State of Connecticut designated as Parcels 1, 2 & 3 at Sterling Woods and containing approximately 104.9020 acres as shown on a Map entitled "Final Subdivision Map Showing Sterling Woods and Condominium Plat Sterling Woods, Danbury, Connecticut, Scale - 1" = 100' Total Area: 137.423 acres dated Dec. 11, 1992", which Map is on file in the Danbury Town Clerk's Office as Map No. 9793 to which reference may be had.

ALSO all that certain piece or parcel of land situate in the City of Danbury, County of Fairfield and State of Connecticut, shown and designated as "AREA IN BANTHAM 34.633 ac." on a certain map entitled "MAP SHOWING PROPERTY OF ALFRED BRETTON BULLDER, INC., NAMED HOME/OLD SHERMAN TURNPIKE, BROOKFIELD/DANBURY, CONNECTICUT, SCALE 1" = 100', TOTAL AREA: 72.899 AC., DATE: MAY 18, 1988, REVISED: JUNE 5, 1988, REVISED: APR 15, 1992", certified as a Class A-2 Survey by Surveying Associates, P.C., 432 Main Street, Danbury, Conn., which map is on file in the office of the Town Clerk of said City of Danbury as Map No. 8911, and to which map reference may be had for a more particular description of said premises

TOGETHER WITH a variance increasing the height limit from fifty feet to ninety feet for the water tower dated October 27, 1988 and recorded in Volume 804 at page 505.

TOGETHER WITH a drainage easement reserved in a certain deed from Honnaga Realty Company, Inc. to Mid-Fairfield Council of Camp Fire Girls, Inc. dated January 7, 1968 and recorded in Volume 415 at page 448 and as assigned to Dancon Corporation in Volume 421 at page 592.

TOGETHER WITH a Non-Exclusive Access, Drainage and Utility Easement from The Proprietors of Sterling Woods, Inc. to Resolution Trust Corporation as Receiver of Danbury Federal Savings and Loan Association dated April 28, 1993 and recorded April 28, 1993 in Volume 1048 at page 203 in the Danbury Land Records.

EXCEPTING THEREFROM all that certain piece or parcel of land containing five (5) acres shown and designated as "PARCEL A 5.000 ACRES" on a certain map entitled "RESUBDIVISION - PARCEL 1 OF STERLING WOODS, DANBURY, CONNECTICUT PROPERTY OF PARLITF DEVELOPMENT ASSOCIATES DATED NOV. 19, 1994", prepared by Surveying Associates, P.C. which map is on file in the Danbury Town Clerk's Office as Map No. 10075 to which reference may be had. The above containing 134.133 acres, more or less.

Premises are conveyed subject to Schedule B attached hereto.

TO HAVE AND TO HOLD the premises, with all the appurtenances, unto the said Releasee, its successors and assigns forever, so that neither the Releasor nor its successor nor any other persons under it or them shall hereafter have any claim, right or title in or to the premises, or any part thereof, but therefrom it and they are by these presents forever barred and excluded.

In Witness Whereof, I, have hereunto set my hand and seal
this 13th day of September, 1995.

Signed, Sealed and Delivered
in the presence of:

Paul N. Taber
Paul N. Taber
J Casey Healy
J Casey Healy

Paul N. Taber
Paul N. Taber
J Casey Healy
J Casey Healy

PARCLIFF DEVELOPMENT
ASSOCIATES

BY MAYCLIFF ASSOCIATES
its General Partner
BY J.S. DEVELOPMENT CORP.
its General Partner

By: Ronna Frenkel
Ronna Frenkel, its SECRETARY

AND

BY PARKLAND DEVELOPMENT
ASSOCIATES, L.P.
its General Partner
BY PARKLAND, INC.
its General Partner

By: Michael R. Rosen
Michael R. Rosen
its President

STATE OF CONNECTICUT)
)
) ss:
COUNTY OF FAIRFIELD)

On this the 13th day of September, 1996, before me, *Paul W. Faber* the undersigned officer, personally appeared *Rhonda Frankel* of J.S. Development Corp., General Partner of Maycliff Associates, duly authorized General Partner of Parcliff Development Associates, who acknowledged himself to be the *Sec.* of J.S. Development Corp., a corporation, and that he as such *Sec.* being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as

In Witness Whereof, I hereunto set my hand and official seal.

Paul W. Faber

Notary Public
Commissioner of the Superior Court

4950.⁰⁰ Conveyance Tax received
Michael R. Rosen

Town Clerk of Danbury"
State 22,500.⁰⁰

STATE OF CONNECTICUT)
)
) ss:
COUNTY OF FAIRFIELD)

On this the 13th day of September, 1996, before me, *Paul W. Faber*, the undersigned officer, personally appeared Michael R. Rosen, President of Parkland, Inc., General Partner for Parkland Development Associates, L.P., Duly Authorized General Partner of Parcliff Development Associates, who acknowledged himself to be the President of Parkland, Inc., a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

In Witness Whereof, I hereunto set my hand and official seal.

Paul W. Faber

Notary Public
Commissioner of the Superior Court

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That SILVERSMITH HEIGHTS, LLC, a Connecticut limited liability company, with an office at 157 Old Ridgefield Road, Wilton, Connecticut, for One Dollar and No/100 (\$1.00) and other valuable consideration received to its full satisfaction of the CITY OF DANBURY, County of Fairfield and State of Connecticut, does hereby give, grant, bargain, sell and confirm unto the said CITY OF DANBURY, its successors, heirs and assigns:

The perpetual right, privilege, authority and easement for the purposes of maintaining water and sewer mains, pipes, manholes, valves, fire hydrants, water tank, altitude chamber, water pump station and all appurtenances under and across that certain piece or parcel of land of the Grantor, being more particularly shown and delineated on a certain map entitled "EASEMENT MAP SHOWING PROPOSED UTILITY EASEMENT - TO BE GRANTED TO THE 'CITY OF DANBURY' OVER PROPERTY OF SILVERSMITH HEIGHTS, LLC 15 SILVERSMITH DRIVE - DANBURY, CONNECTICUT SCALE 1" = 40' DATE: JANUARY 15, 1992 REVISED: DEC. 2, 1996, MAR. 11, 1997, MAR. 12, 1997" and certified substantially correct by Paul M. Fagan L.S. #7756, Surveying Associates, P.C. which map is to be filed with the office of Town Clerk of Danbury. Said map containing three (3) sheets.

No Conveyance Tax collected

Michael A. Scar
Town Clerk of Danbury

Together also with the right to construct a second water storage tank within that area shown as "Future Water Tank" on the above referenced map.

Together also with two certain drainage easements shown as "Drainage easement to be conveyed to City of Danbury" on the above referenced maps; and the right to discharge into the private drainage system to be completed by the Grantor.

Together also with the right to pass and repass over the entire width of Silversmith Drive as the same may be constructed in the future and over the entire width of the "non-exclusive emergency access easement" as shown on the above-referenced map.

Together with the right to enter upon the land within said easement at any reasonable time and from time to time, for the purpose of constructing, servicing, repairing, maintaining, or replacing said utilities, drainage or any material therein.

Together also with all sewer and water mains, pipes, manholes, valves, fire hydrants, water tank, altitude chamber, water pump station and appurtenances located within said easement and the drainage pipe and catch basin located within the drainage easement, specifically excepting, however, the sanitary sewer mains located with the access road.

The Grantor herein reserves the right to continue to use the land within which the aforesaid easement has been granted for any uses or purposes, except the erection of any buildings on said easement, which do not in any way interfere with the use thereof

by the Grantee in fulfilling the purposes for which this easement is granted.

It being further agreed that the CITY OF DANBURY, its successors and assigns, has no responsibility for the maintenance or repair of individual sewer laterals or water services.

TO HAVE AND TO HOLD the above granted rights, privileges, reservations, authority, and easement unto the said Grantor and Grantee, their respective heirs, successors and assigns forever, to their own proper use and behoof.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal, this 13th day of March, 1997.

Signed, Sealed and Delivered in the Presence of:

SILVERSMITH HEIGHTS, LLC

Ellen M Brandi
Ellen M. Brandi

By: [Signature]
Carl R. Kuehner III
Its Managing Member

Gary Burcheski
Gary Burcheski

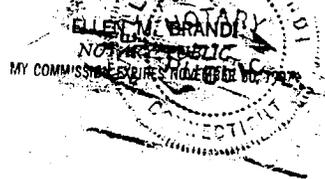
STATE OF CONNECTICUT)
COUNTY OF FAIRFIELD) ss: Danbury

On this the 13th day of March, 1997, before me, Ellen M. Brandi, the undersigned officer, personally appeared Carl R. Kuehner III, who acknowledged himself to be the Managing Member of Silversmith Heights, LLC, and that he as such Managing 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 Managing Member.

In Witness Whereof, I hereunto set my hand and official seal.

Received for record
at 2:58 P. M.
MAR 14 1997

Ellen M. Brandi
Notary Public
Commissioner of the Superior Court



Attest Michael A. Scari
Town Clerk