

STATE OF CONNECTICUT

VS.

SUPERIOR COURT

JUDICIAL DISTRICT
OF FAIRFIELD AT BRIDGEPORT

TRANSPORTATION PLAZA ASSOCIATES, (OWNER)
 UNION TRUST COMPANY, (MORTGAGEE)
 THE CONNECTICUT LIGHT AND POWER COMPANY, (EASEMENT)
 THE PENN CENTRAL CORPORATION, (RESERVATIONS)
 FELIX F. CALLARI INC., (RIGHT OF WAY)
 MORTON JOHNSON, (RIGHT OF WAY)
 MAURICE H. HOFFMAN)
 SIDNEY HOFFMAN) (RIGHT OF WAY)
 HAROLD E. HOFFMAN)
 BURTON D. HOFFMAN)

CERTIFICATE OF TAKING

I, *Bernard J. Luckhart* Chief Clerk of the Superior Court within and for the
 Judicial District of Fairfield at Bridgeport, and keeper of the records and seal thereof,
 hereby certify that the State of Connecticut, acting by and through the Commissioner of
 Transportation and the Comptroller of the State of Connecticut has taken the following
 described premises, pursuant to the provisions of Public Act 79-167, and Sections 48-12
 and 8-129 of the Connecticut General Statutes, as amended.

Said premises are two (2) certain parcels of land and improvements thereon, situated
 in the City of Stamford, County of Fairfield and State of Connecticut, containing 138,760
 square feet, more or less, bounded and described as follows:

RECORDED
 INDEXED
 JUL 11 1978
 CLERK OF SUPERIOR COURT
 FAIRFIELD COUNTY, CONNECTICUT

Parcel "A" - situated on the easterly side of Washington Boulevard, containing 69,130 square feet, more or less, and bounded:

- WESTERLY - by Washington Boulevard, a total distance of 156.90 feet;
- NORTHWESTERLY - by South State Street, a total distance of 710.77 feet;
- NORTHEASTERLY - by land now or formerly of Penn Central Transportation Corp., 25.43 feet;
- SOUTHEASTERLY - by land now or formerly of Penn Central Transportation Corp., 791.47 feet;

Parcel "B" - situated on the easterly side of Washington Boulevard, containing 169,630 square feet, more or less, and bounded:

- WESTERLY - by Washington Boulevard, 147.86 feet;
- NORTHWESTERLY - by land now or formerly of Penn Central Transportation Corp., 1080.08 feet;
- EASTERLY - by Atlantic Street, 167.05 feet;
- SOUTHEASTERLY - by land now or formerly of Fairfield County Imp. Inc., 260.00 feet;
- NORTHEASTERLY - by land now or formerly of Fairfield County Imp. Inc., 90.00 feet;
- SOUTHEASTERLY - by land now or formerly of Theodosia A. Dejewski et al, 368.23 feet;
- WESTERLY - by land now or formerly of State of Conn. (D.O.T.), 107.84 feet;
- SOUTHEASTERLY - by lands now or formerly of State of Conn. (D.O.T.), of Morton Johnson, of Felix F. Callari Inc., of Maurice H. Hoffman et al, each in part, 475.74 feet.

The premises taken herein are taken together with aerial rights over the area lying between parcels "A" and "B", shown on a map hereinafter referred to, above a plane beginning 47 feet above the top of rail of the existing main line tracks of land now or formerly of Penn Central Transportation Corp. and as may conform to the specifications of the National Electrical Safety Code.

The premises taken herein are taken together with the right to use, in common with said Penn Central Transportation Corp. the existing tunnel shown on said map between parcels "A" and "B", and to clean, maintain, repair and relocate said tunnel in a manner to the satisfaction of the Chief Engineer of the Penn Central Transportation Corp.

The premises taken herein are taken subject to an easement in favor of the State of Connecticut (D.O.T.) as described in an instrument dated July 29, 1957 and recorded in Volume 816 at Page 29 of the Stamford Land Records; and an easement in favor of The Connecticut Light and Power Company as described in an instrument dated December 23, 1959 and recorded in Volume 887 at Page 102 of said Land Records.

The premises taken herein are taken subject to passway rights in favor of Felix F. Callari Inc. and Morton Johnson formerly William H. Thompson et al, as described in an instrument dated January 21, 1939 and recorded in Volume 477 at Page 248 of said Land Records; passway rights in favor of the State of Connecticut (D.O.T.) formerly The Connecticut Company as described in an instrument dated June 29, 1939 and recorded in Volume 480 at Page 518 of said Land Records; passway rights in favor of Maurice H. Hoffman et al, formerly Everett E. Niemi et al, as described in an instrument dated October 25, 1945 and recorded in Volume 555 at Page 257 of said Land Records.

The premises taken herein are taken subject to reservations and conditions as contained in a Quit Claim Deed from Richard Joyce Smith and William J. Kirk, Trustees of the property of The New York, New Haven and Hartford Railroad Company to Transportation Plaza, Inc. dated October 17, 1968 and recorded in Volume 1147 at Page 159 of the Stamford Land Records.

The premises taken herein are the same premises as contained in a Quit Claim Deed from Transportation Plaza Inc. to Transportation Plaza Associates, dated October 18, 1968 and recorded in Volume 1147 at Page 170 of said Land Records.

For a more particular description of said property, reference may be had to a map entitled: "Town of Stamford, Map Showing Land, Buildings and Air Rights Acquired from Transportation Plaza Associates by The State of Connecticut, Vicinity of Washington Blvd. Scale 1"=100', July 1979, Richard H. Bradley, Deputy Transportation Commissioner-Bureau of Public Transportation. (135-Misc.7001-260), said map having been filed in the Stamford Land Records. (Block No. 21)

The names of all persons having a record interest therein are as follows:

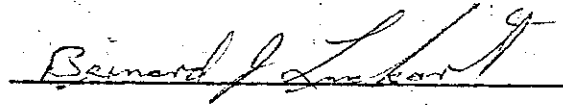
- a) Transportation Plaza Associates, Owner.
- b) Union Trust Company, Mortgagee.
- c) The Connecticut Light and Power Company, (Easement).
- d) The Penn Central Corporation, (Reservations).

- 4 -

- e) Felix F. Callari Inc., (Right of Way).
- f) Morton Johnson, (Right of Way)
- g) Maurice H. Hoffman)
 Sidney Hoffman)
 Harold E. Hoffman) (Right of Way)
 Burton D. Hoffman)

1. On *Sept 10*, 1980, the State of Connecticut filed a Statement of Compensation and Deposit with respect to said matter in the office of the Clerk of the Superior Court in the Judicial District of Fairfield at Bridgeport.
2. On *Oct 1*, 1980, the State of Connecticut filed in the office of the Clerk of the Superior Court in the Judicial District of Fairfield at Bridgeport a Return of Notice setting forth the notice given.

IN TESTIMONY WHEREOF, I hereunto set my hand and affix the seal of said Court, at Bridgeport, in said County of Fairfield, this *1* day of *Oct* 1980.



Chief Clerk of Superior Court for the
Judicial District of Fairfield at
Bridgeport

21

RECORDED

RECORDED

RECEIVED FOR RECORD
OCT 2 1980

AT 2:30 P.M.
AND RECORDED IN

STAMFORD LAND RECORDS
BOOK 1978 PAGE 128

ATTEST:

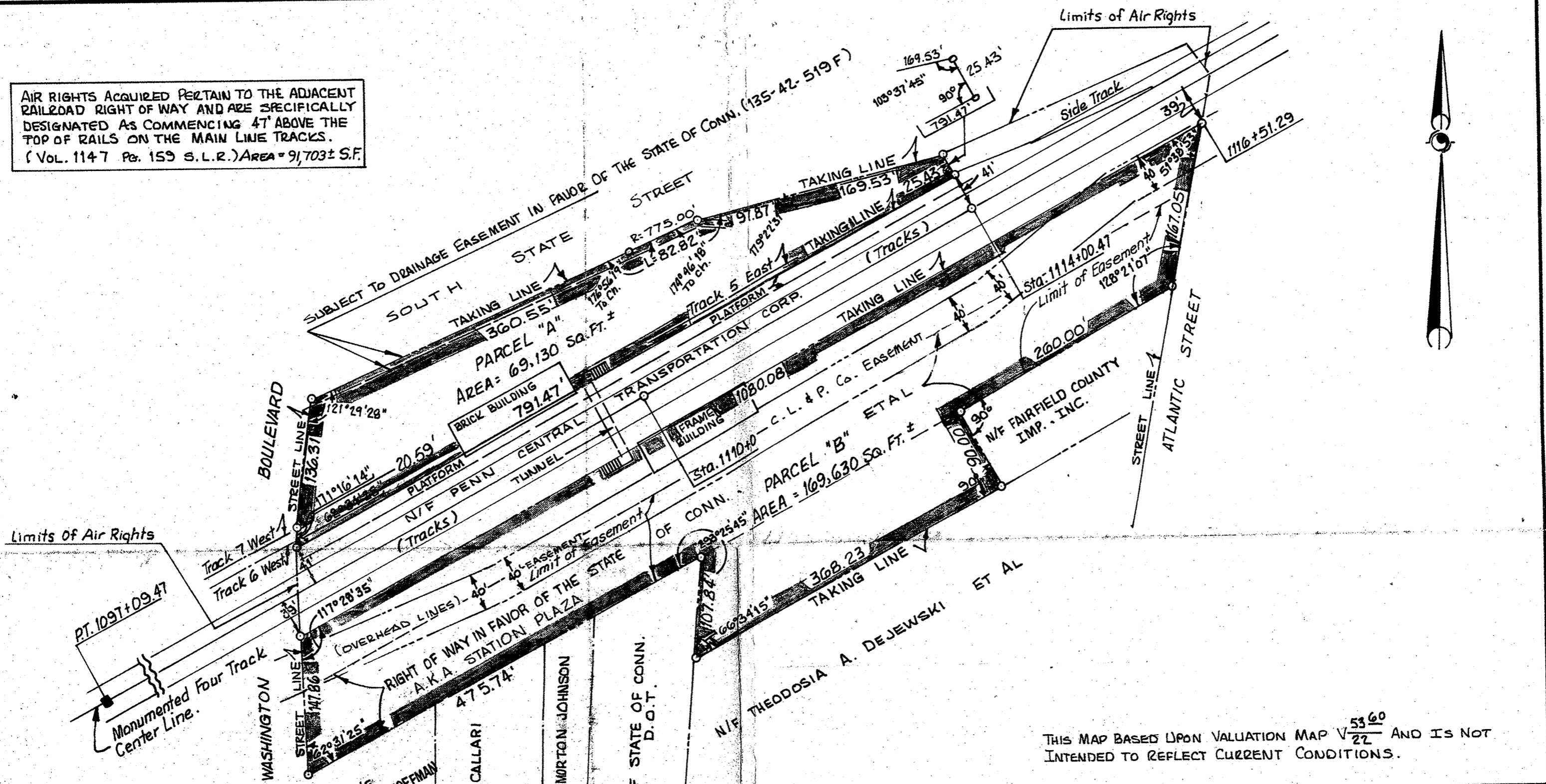
Ric Roberts
CITY AND TOWN CLERK

Please return to:
Arnold Shimmelman, Esq.
Assistant Attorney General
State of Connecticut
Department of Transportation
24 Wolcott Hill Road
Wethersfield, CT 06109

12.20

141-

AIR RIGHTS ACQUIRED PERTAIN TO THE ADJACENT RAILROAD RIGHT OF WAY AND ARE SPECIFICALLY DESIGNATED AS COMMENCING 4' ABOVE THE TOP OF RAILS ON THE MAIN LINE TRACKS.
(Vol. 1147 Pg. 159 S.L.R.) AREA = 91,703 ± S.F.



THIS MAP BASED UPON VALUATION MAP V-53/22⁶⁰ AND IS NOT INTENDED TO REFLECT CURRENT CONDITIONS.

TOWN OF STAMFORD
MAP SHOWING LAND, BUILDINGS AND AIR RIGHTS ACQUIRED FROM
TRANSPORTATION PLAZA ASSOCIATES
 BY
THE STATE OF CONNECTICUT
 VICINITY OF WASHINGTON BLVD.

SCALE 1" = 100'
 FRANK M. D'ADDABBO
 DEPUTY TRANSPORTATION COMMISSIONER - BUREAU OF HIGHWAYS

JULY 1979

| DATE | REVISION | REQ. BY |
|---------|---------------------------|---------|
| 9-13-79 | Air Rights Area Increased | GC.-JD. |
| | | |
| | | |

TOWN NO. 35
 PROJECT NO. MISC. 7001
 SERIAL NO. 260
 SHEET 1 OF 1

I HEREBY CERTIFY THAT THIS MAP IS SUBSTANTIALLY CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF
O. Paquette
 TITLE DIVISION ENGINEER - SURVEYS
 DATE JULY 1979

THIS MAP CONFORMS TO CLASS D OF CODE OF CONNECTICUT TECHNICAL COUNCIL, INC.

Drawn By EP Date 7-79
 Checked By _____ Date _____
 Appr. By _____ Date _____