

HERBERT L. COHEN
(1928-1983)

August 6, 2010

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Joseph M. Cavo, President
Danbury Common Council
Danbury City Hall
155 Deer Hill Avenue
Danbury, CT 06810

Re: UB Danbury/Backus Avenue/Site Plan – Driveway Improvements

Dear Joe:

The Planning Commission has, as a condition of approval of the parking lot construction on the land leased by UB Danbury from the City of Danbury for additional parking on Backus Avenue, required the granting of a Sidewalk Easement to the City. I am enclosing a copy of the Sidewalk Easement which has been submitted to the Corporation Counsel for its approval. Since the easement will be to the benefit of the City of Danbury, we are asking the City Council to review the proposed grant of easement for acceptance and to place this matter on the agenda of your next counsel meeting for prompt action.

Should you have any questions concerning the enclosed please do not hesitate to contact me.

Yours Truly,



Neil R. Marcus

NRM:pld
Enclosure

cc: UB Danbury
Jennifer Emminger
Attorney Robin Edwards

OF COUNSEL
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SIDEWALK EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That **U B DANBURY, INC.**, a Connecticut corporation, with an office at 321 Railroad Avenue, Greenwich, Connecticut 06830 (the "Grantor"), for One Dollar and No/100 (\$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 organized and existing under and by virtue of the laws of the State of Connecticut, does hereby give, grant, bargain, sell and confirm unto the said CITY OF DANBURY, (the "Grantee") its successors, heirs and assigns the perpetual right, privilege, authority and easement for passing and repassing by the general public over and across that certain piece or parcel of land of the Grantor being more particularly shown and delineated as "SIDEWALK EASEMENT TO BE GRANTED 'CITY OF DANBURY' (161 sq. ft. – SHADED AREA)" on a certain map entitled "EASEMENT MAP SHOWING PROPOSED SIDEWALK EASEMENT 'CITY OF DANBURY' ACROSS THE PROPERTY OF U B DANBURY, INC. BACKUS AVENUE – DANBURY, CONNECTICUT SCALE: 1" = 30' EASEMENT AREA: (AS SHOWN) ZONE: CG-20 DATE: JULY 15, 2010" prepared by Surveying Associates, P.C. as an Easement Map by Paul M. Fagan, LS #7756, 432 Main Street, Danbury, Connecticut, which map is to be recorded simultaneously herewith on the Danbury Land Records.

In no event, however, shall the Grantee be obligated to repair or maintain said sidewalk.

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.

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