

PLEASE REPLY TO DANBURY

February 28, 2012

HERBERT L. COHEN
(1928-1983)

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IRVING J. KERN
STEWART I. EDELSTEIN
NEIL R. MARCUS
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RICHARD J. DI MARCO
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RACHEL A. SCHWARTZMAN

By Hand

City Council of the City of Danbury
City Hall
155 Deer Hill Avenue
Danbury, CT 06810

**Re: Lakeside Townhouses, LLC
Conveyance of Sidewalk Easement and Hydrant Easement
East Hayestown Road, Danbury, CT**

Ladies and Gentlemen:

This letter is to request approval by the City Council of the acceptance by the City of Danbury of a sidewalk easement and a hydrant easement.

Copies of the easements and the easement maps have been delivered to the Office of the Corporation Counsel and the Engineering Department for review.

I would appreciate it if you would place this request on the agenda for the next meeting of the Council for consideration.

If you have any questions, or require any further information, please feel free to contact me.

Very truly yours,



Robin A. Kahn

RAK:jad

Encl.

cc: Laszlo L. Pinter, Esquire
Patricia A. Ellsworth, P.E.

FIRE HYDRANT EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That, **LAKESIDE DEVELOPMENT, LLC** a Connecticut limited liability company, with an office at 60 Old New Milford Road, Suite 1F, Brookfield, Connecticut 06804 (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 located in the County of Fairfield and organized and existing under and by virtue of the laws of the State of Connecticut, does give, grant, bargain, sell and confirm unto the said **CITY OF DANBURY** (hereinafter the "Grantee"), its successors and assigns, the right, privilege, authority and easement to repair, replace and maintain a water line and fire hydrant in or through a certain parcel of land located in the City of Danbury, County of Fairfield and State of Connecticut shown as "PROPOSED 'CITY OF DANBURY' HYDRANT EASEMENT (150 sq. ft. – CROSS HATCHED)" on a certain map entitled "EASEMENT MAP HYDRANT EASEMENT TO BE GRANTED TO CITY OF DANBURY BY "LAKESIDE DEVELOPMENT, LLC" 44 EAST HAYESTOWN ROAD – DANBURY, CONNECTICUT SCALE 1" = 20' AREA (AS SHOWN) ZONE: RR-10 DATE: FEBRUARY 15, 2012" which map was prepared by Surveying Associates, P.C., Paul M. Fagan, Connecticut License Number 7756, and which map is to be recorded simultaneously herewith on the Danbury Land Records.

TOGETHER WITH the right to enter on the above-described land for the purpose of repairing, replacing or maintaining said water line and fire hydrant or material therein.

It is hereby agreed that the Grantee, its successors and assigns, shall, subsequent to any repair, replacement or maintenance, restore the bituminous paved surfaces or any unpaved surfaces overlying said land to substantially the same condition as existing immediately prior to any such work, provided, however, that unless otherwise shown on the map referenced above, said restoration shall not include any structures, other improvements (except for said bituminous surfaces), or plantings (except ground sod) made by the Grantors, their heirs, successors or assigns.

The Grantor herein reserves for itself, its successors and assigns the right to continue to use the land within which the aforesaid easement has been granted for any uses or purposes which do not in any way interfere with the use thereof by the Grantee.

TO HAVE AND TO HOLD the above granted rights, privilege, authority and easement unto the said Grantee, its successors and assigns, forever, to its and their

SIDEWALK EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That **LAKESIDE DEVELOPMENT, LLC** , a Connecticut limited liability company, with an office at 60 Old New Milford Road, Suite 1F, Brookfield, Connecticut 06804 (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 "PROPOSED 'CITY OF DANBURY' SIDEWALK EASEMENT 952 sq. ft. – CROSS HATCHED)" on a certain map entitled "EASEMENT MAP SIDEWALK EASEMENT TO BE GRANTED TO CITY OF DANBURY BY "LAKESIDE DEVELOPMENT, LLC" 44 EAST HAYESTOWN ROAD – DANBURY, CONNECTICUT SCALE 1" = 20' AREA (AS SHOWN" ZONE: RR-10 DATE: FEBRUARY 15, 2012", which map was prepared by Surveying Associates, P.C., Paul M. Fagan, Connecticut License Number 7756, and 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.

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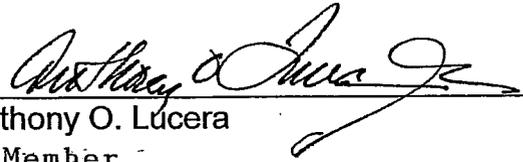
IN WITNESS WHEREOF, the undersigned has set its hand and seal this 16th day of February, 2012.

In the Presence of:

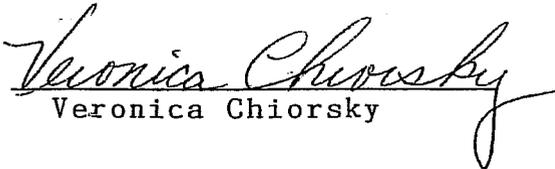
LAKESIDE DEVELOPMENT LLC



Robin A. Kahn

By: 

Anthony O. Lucera
Member



Veronica Chiorsky

STATE OF CONNECTICUT)

) ss: Danbury

COUNTY OF FAIRFIELD)

On this 16th day of February, 2012, before me, the undersigned officer, personally appeared Anthony O. Lucera, Member of Lakeside Development, LLC, and that as signer and sealer of the foregoing instrument he acknowledged the execution of the same to be his free act and the free act and deed of such and limited liability company.



Robin A. Kahn
Commissioner of Superior Court