

**PULLMAN  
& COMLEY LLC**  
ATTORNEYS

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February 16, 2012

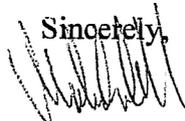
**VIA HAND DELIVERY**

City Council  
City of Danbury  
155 Deer Hill Avenue  
Danbury, Connecticut 06810

**Re: Sidewalk Easement for portion of 27-29 Tamarack Avenue, Danbury, Connecticut**

Dear Members of the City Council:

This office represents CPCI, LLC which is the owner of the above property. Pursuant to Special Exception #SE662 granted by the City of Danbury's Planning Commission and made effective April 16, 2008, CPCI, LLC is required to grant an easement to the City for the portions of the sidewalk located on the above referenced property along Tamarack Avenue and Glen Hill Road not located within the City of Danbury Right of Way. The easement is to be reviewed and approved by the City of Danbury Office of Corporation Counsel. Please accept this letter as notification that a draft of the enclosed easement has been forwarded to the City of Danbury Office of Corporation Counsel and as a request that the City Council to include the City's acceptance of the easement, as required by the Special Exception referenced above, on the agenda for the meeting scheduled for March, 2012. Please do not hesitate to contact me should you have any questions or concerns.

Sincerely,  


Michael G. Proctor  
Attorney for CPCI, LLC

MGP:ddh  
Enclosure

cc: Engineering Department, City of Danbury  
Office of Corporation Counsel, City of Danbury  
Zoning Enforcement Officer, City of Danbury

**UPON RECORDING THIS INSTRUMENT  
SHOULD BE RETURNED TO:**

**Pullman & Comley, LLC  
850 Main Street  
Bridgeport, Connecticut 06604  
Attention: Michael G. Proctor, Esq.**

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**SIDEWALK EASEMENT**

**KNOW ALL MEN BY THESE PRESENTS:**

That CPCI, LLC, a Connecticut limited-liability company with a mailing address of 204 Spring Hill Road, Trumbull, Connecticut 06611 (the "Grantor") for ONE DOLLAR (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the CITY OF DANBURY (the "Grantee"), County of Fairfield and State of Connecticut, does hereby give, grant, bargain, sell and confirm unto the Grantee, its successors or assigns the perpetual right, privilege, authority and easement to use that portion of the Easement Area (as hereinafter defined) as a sidewalk for passing and repassing by the general public. The "Easement Area" shall be that certain portion of the Grantor's land commonly known as 27-29 Tamarack Avenue (sometimes a/k/a 27-29 and 31 Tamarack Road), Danbury, Connecticut that certain piece or parcel of land of the Grantor being more particularly shown and delineated as "Proposed Walk Easement "A" 1,857 square feet ±, Proposed Walk Easement "B" 44 square feet ±, and Proposed Walk Easement "C" 24 square feet ±" on a certain map entitled "Easement Map Showing Walk Easement to be Conveyed to the City of Danbury Across Property of CPCI, LLC, 27-29 Tamarack Avenue, Danbury, Connecticut" which map is dated 2/14/2012 and was prepared and certified by Jason T. Spath, Sr., L.S.#70136, a copy of which is attached hereto as Exhibit A and a full size copy of which map shall be filed with the Office of the Town Clerk of Danbury.

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 the Easement Area, which do not in any way interfere with the use thereof by the Grantee in fulfilling the purpose 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.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal, this \_\_\_\_ day of February, 2012.

Signed, Sealed and Delivered  
in the Presence of:

CPCI, LLC

\_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_

Its:

STATE OF CONNECTICUT }  
  }  
COUNTY OF                          }

SS:

On this the \_\_\_\_ day of February, 2012, before me, the undersigned officer, personally appeared [\_\_\_\_\_] , who acknowledged himself/herself to be the [\_\_\_\_\_] of CPCI, LLC, a Connecticut limited liability company and that he/she as such [\_\_\_\_\_] of the limited liability company 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/herself as such [\_\_\_\_\_].

IN WITNESS WHEREOF, I hereunto set my hand.

\_\_\_\_\_  
Commissioner of the Superior Court  
Notary Public  
My Commission Expires:

