

Law Offices of
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Admitted To Practice In
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July 27, 2012

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

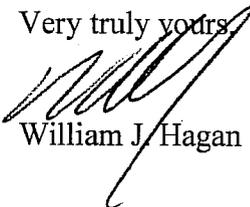
**Re: Ingersoll Property Holdings of Danbury, LLC
84 Federal Road, Danbury, CT**

Dear Members of the City Council:

Please be advised that I represent Ingersoll Property Holdings of Danbury, LLC, the owner of the captioned property. Incident to the Council's approval of the water main extension on the subject property, my client was required to submit a water main easement for approval and ultimate acceptance by the City. Further, as a consequence of the subsequent approval of the current addition project and related site plan, my client is required to grant to the City sidewalk and hydrant easement rights.

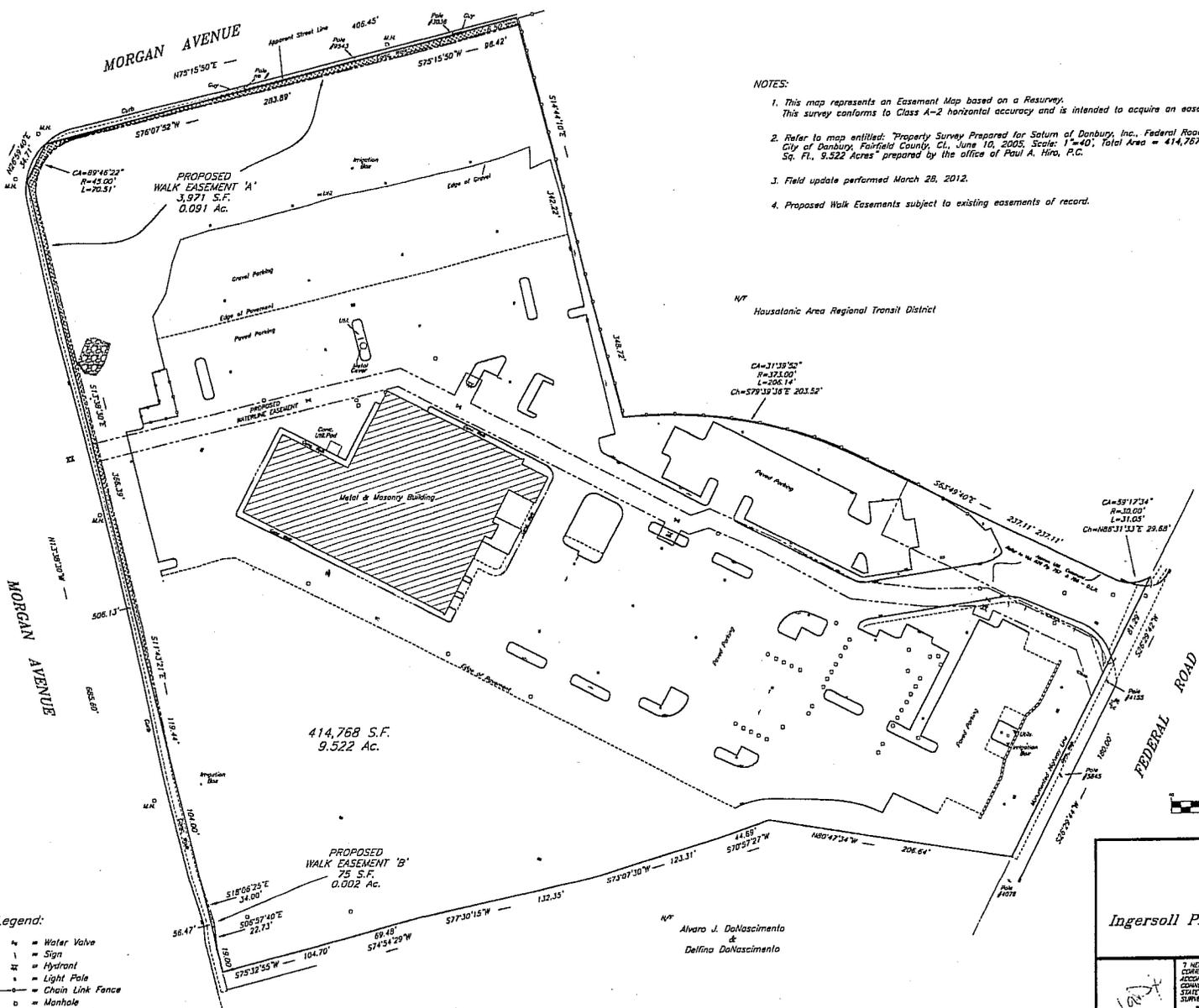
The easements to be conveyed are depicted on two maps entitled, respectively, "Water Line Easement to be Granted to The City Of Danbury Across The Property Of Ingersoll Property Holdings Of Danbury, LLC, Danbury Connecticut," revised July 12, 2012; and "Sidewalk Easements to be Granted to The City Of Danbury Across The Property Of Ingersoll Property Holdings Of Danbury, LLC, Danbury Connecticut," revised July 20, 2012. Those maps, as well as the easements and related documents, have been submitted to the City Engineering Department and the Office of the Corporation Counsel, which offices are in the process of reviewing the same.

Please allow this letter to serve as a written request that the City of Danbury accept the granting of the water main, hydrant and sidewalk easement rights referenced above. Should you have any questions, please do not hesitate to contact the undersigned. Thank you for your consideration.

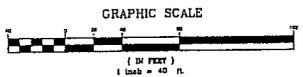
Very truly yours,

William J. Hagan

WJH:dg

cc: Farid Khouri, P.E., City Engineer
Laszlo L. Pinter, Esq., Corporation Counsel



- NOTES:
1. This map represents an Easement Map based on a Resurvey. This survey conforms to Class A-2 horizontal accuracy and is intended to acquire an easement.
 2. Refer to map entitled: "Property Survey Prepared for Saturn of Danbury, Inc., Federal Road, City of Danbury, Fairfield County, Ct., June 10, 2005, Scale: 1"=40', Total Area = 414,767 Sq. Ft., 9.522 Acres" prepared by the office of Paul A. Hira, P.C.
 3. Field update performed March 28, 2012.
 4. Proposed Walk Easements subject to existing easements of record.



- Legend:
- W Water Valve
 - S Sign
 - H Hydrant
 - L Light Pole
 - Chain Link Fence
 - M Manhole
 - C Catch Basin

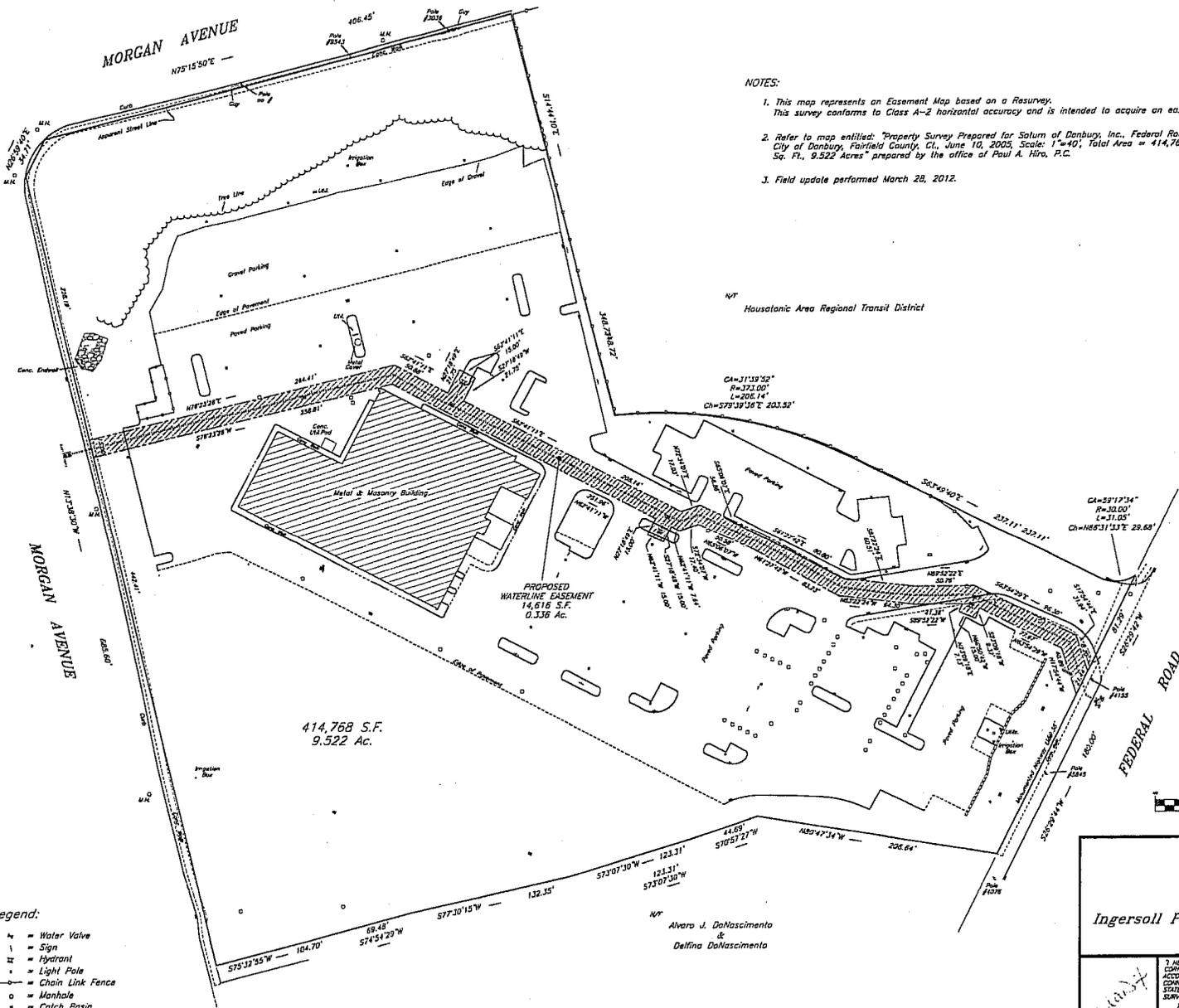
Alvaro J. DaNascimento
&
Delfina DaNascimento

<p>Sidewalk Easements to be Granted to The City of Danbury Across the Property of Ingersoll Property Holdings of Danbury, LLC Danbury, Connecticut</p>		<p>Scale: 1"=40'</p> <p>Area: 4,046 S.F.</p> <p>Zone: CG-20</p> <p>Date: Jul. 20, 2012</p> <p>Revisions</p>
<p>NEW ENGLAND LAND SURVEYING, P.C. ROBIN COMMONS - 118 COAL PIT HILL RD. - DANBURY, CT. M. A. DIXON, L.S. # 70108</p>		<p>Job No. 1155 1155walke</p>

MORGAN AVENUE

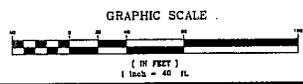
NOTES:

1. This map represents an Easement Map based on a Resurvey. This survey conforms to Class A-2 horizontal accuracy and is intended to acquire an easement.
2. Refer to map entitled: "Property Survey Prepared for Saturn of Danbury, Inc., Federal Road, City of Danbury, Fairfield County, Ct., June 10, 2005, Scale: 1"=40', Total Area = 414,767 Sq. Ft., 9.522 Acres" prepared by the office of Paul A. Hiro, P.C.
3. Field update performed March 28, 2012.



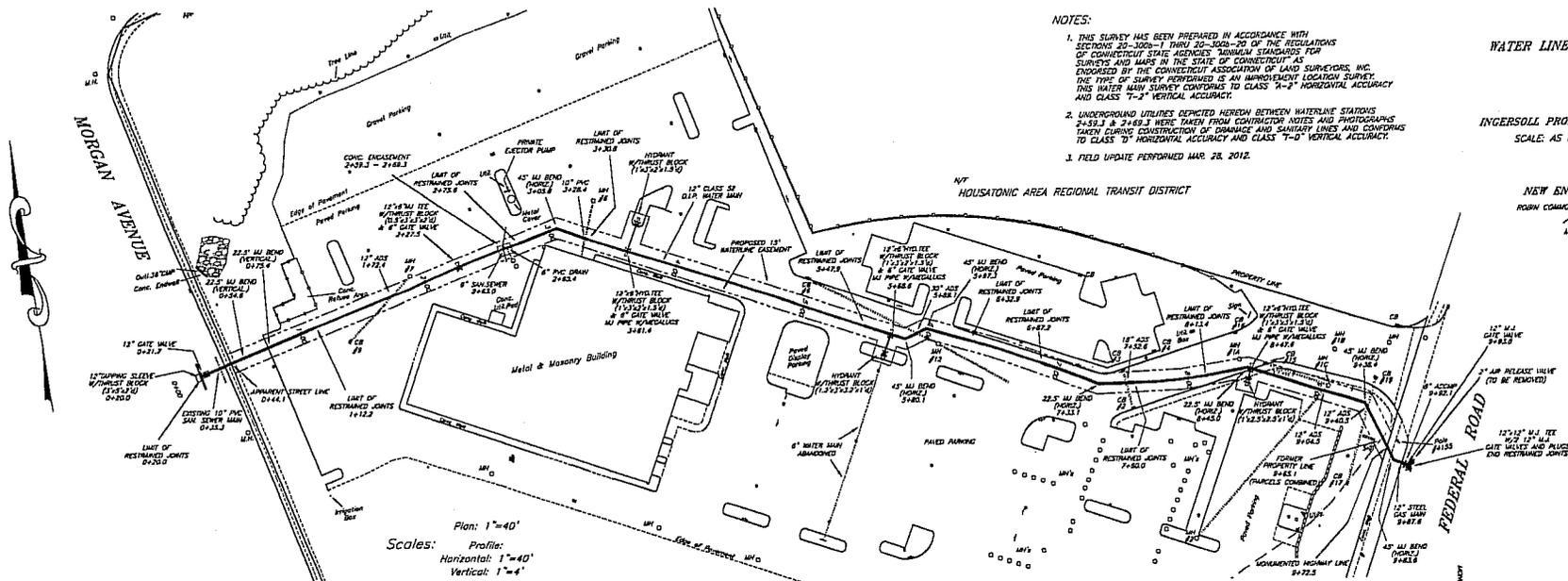
414,768 S.F.
9.522 Ac.

NAT
Alvaro J. DaNascimento
&
Delfina DaNascimento



- Legend:
- = Water Valve
 - = Sign
 - = Hydrant
 - = Light Pole
 - = Chain Link Fence
 - = Manhole
 - = Catch Basin

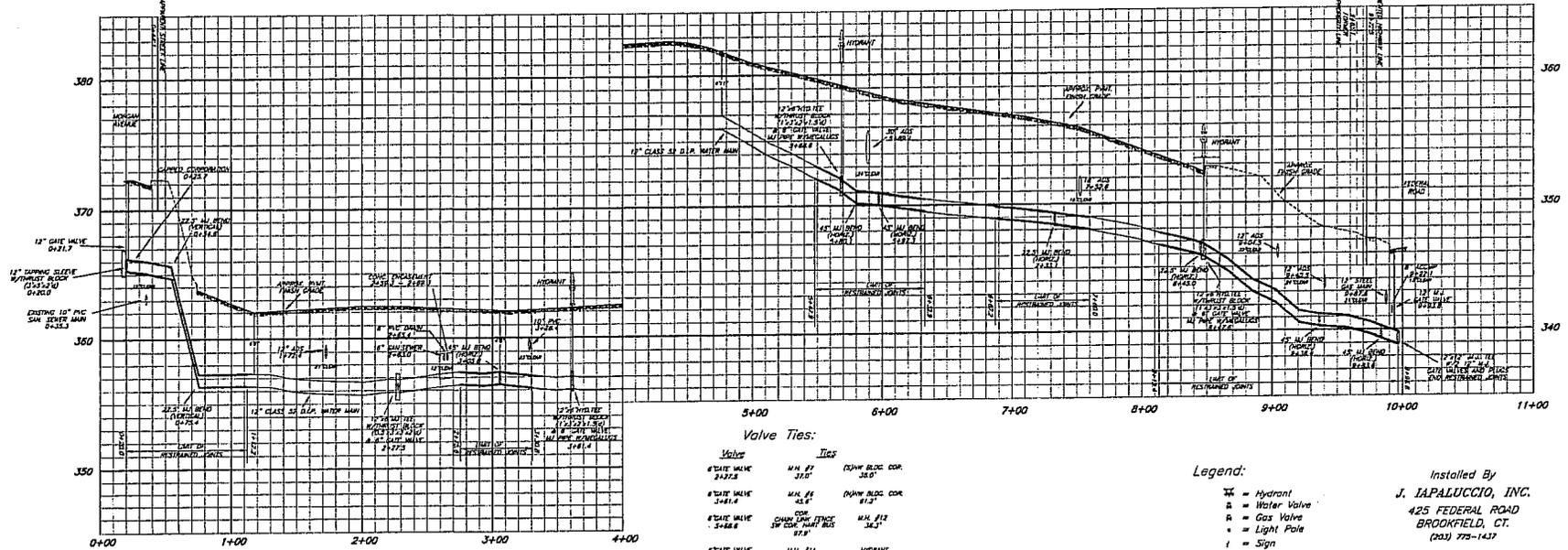
<p>Waterline Easement to be Granted to The City of Danbury Across the Property of Ingersoll Property Holdings of Danbury, LLC Danbury, Connecticut</p>		<p>Scale: 1"=40'</p> <p>Area: 0.336 Ac.</p> <p>Zone: CG-20</p> <p>Date: Sep. 19, 2007</p> <p>Revisions</p>
<p>NEW ENGLAND LAND SURVEYING, P.C. ROBIN COMMONS - 118 COAL PIT HILL RD. - DANBURY, CT. P.O. BOX 27 MARK A. DIXON, L.S. # 70108</p>		<p>Job No. 1155 1155wle</p>



- NOTES:
1. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY PERFORMED IS AN INSTRUMENT LOCATION SURVEY. THIS WATER MAIN SURVEY CONFORMS TO CLASS "A-2" HORIZONTAL ACCURACY AND CLASS "B-2" VERTICAL ACCURACY.
 2. UNDERGROUND UTILITIES DEPICTED HEREIN BETWEEN WATERLINE STATIONS 2+33.3 & 2+49.7 WERE TAKEN FROM CONTRACTOR NOTES AND PHOTOGRAPHS TAKEN DURING CONSTRUCTION OF DRAINAGE AND SANITARY LINES AND CONFORMS TO CLASS 7 HORIZONTAL ACCURACY AND CLASS 7-0 VERTICAL ACCURACY.
 3. FIELD UPDATE PERFORMED MAR. 28, 2012.

WATER LINE AS-BUILT PLAN & PROFILE
 84 FEDERAL ROAD
 DANBURY, CONNECTICUT
 PREPARED FOR
 INGERSOLL PROPERTY HOLDINGS OF DANBURY, LLC
 SCALE: AS NOTED DATE: SEPT. 14, 2007
 REV: JULY 12, 2012
 PREPARED BY
 NEW ENGLAND LAND SURVEYING, P.C.
 ROBIN COMMONS-118 COAL PIT HILL RD.-DANBURY, CT.
 MARK A. DODD, L.S. # 70128

Plan: 1"=40'
 Profile: 1"=40'
 Horizontal: 1"=40'
 Vertical: 1"=4'



Valve Ties:

Valve	Ties	Notes
8\"/>		

- Legend:
- Hydrant
 - Water Valve
 - Gas Valve
 - Light Pole
 - Sign

Installed By
J. IAPALUCCIO, INC.
 425 FEDERAL ROAD
 BROOKFIELD, CT.
 (203) 775-1437

NOT VALID WITHOUT A
 LATEST SIGNATURE AND
 STAMPED SEAL

10-9-10

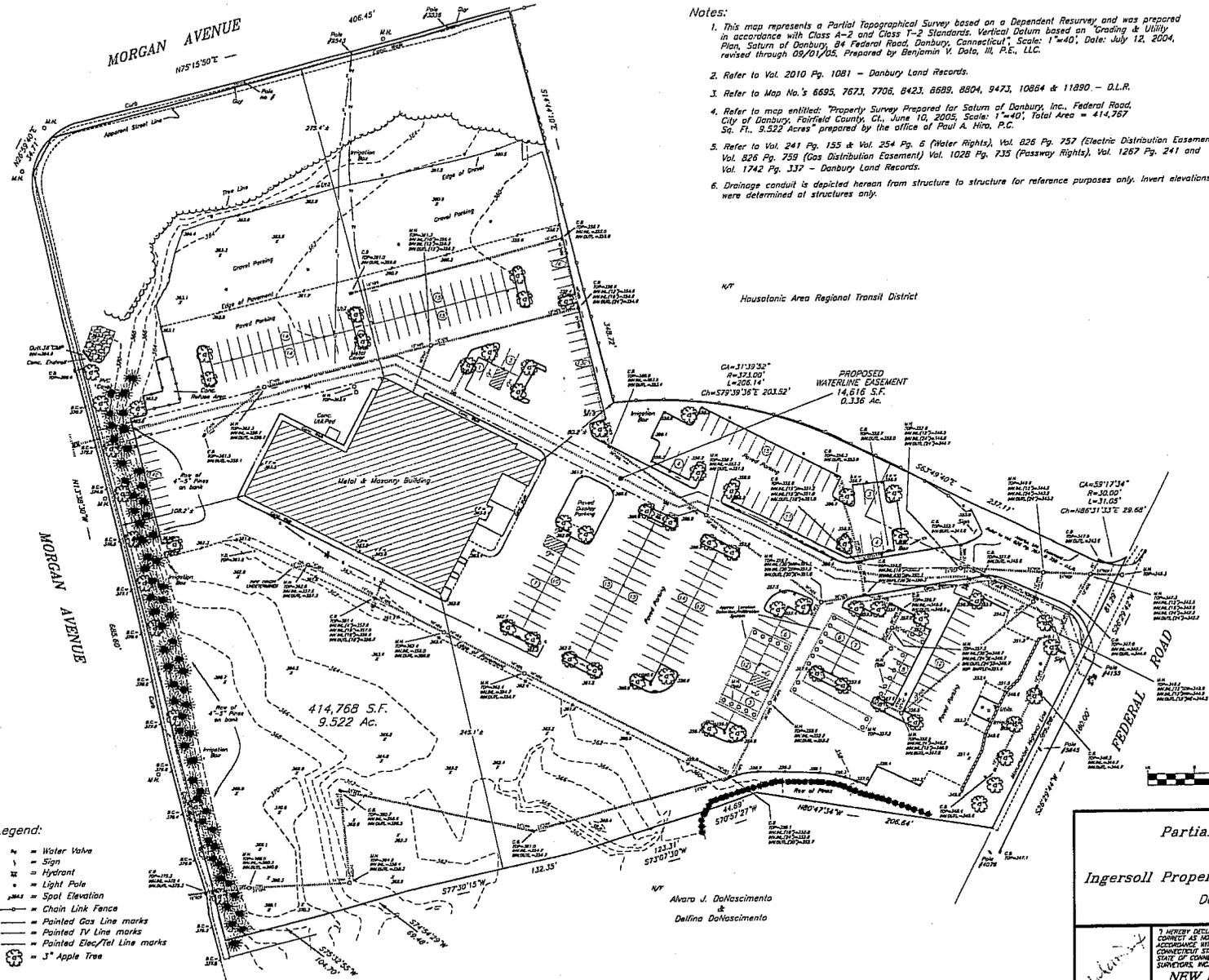
MORGAN AVENUE
N75°15'50"E

Notes:

1. This map represents a Partial Topographical Survey based on a Dependent Resurvey, and was prepared in accordance with Class A-2 and Class T-2 Standards. Vertical Datum based on "Grading & Utility Plan, Saturn of Danbury, 84 Federal Road, Danbury, Connecticut", Scale: 1"=40', Date: July 12, 2004, revised 09/01/05. Prepared by Benjamin Y. Data, III, P.E., LLC.
2. Refer to Vol. 2010 Pg. 1081 - Danbury Land Records.
3. Refer to Map No.'s 6695, 7671, 7706, 8423, 8689, 8904, 9471, 10864 & 11890 - O.L.R.
4. Refer to map entitled: "Property Survey Prepared for Saturn of Danbury, Inc., Federal Road, City of Danbury, Fairfield County, Ct., June 10, 2005. Scale: 1"=40'; Total Area = 414,767 Sq. Ft., 9.522 Acres" prepared by the office of Paul A. Hira, P.C.
5. Refer to Vol. 241 Pg. 155 & Vol. 254 Pg. 6 (Meter Rights), Vol. 826 Pg. 757 (Electric Distribution Easement), Vol. 828 Pg. 759 (Gas Distribution Easement) Vol. 1028 Pg. 735 (Passway Rights), Vol. 1267 Pg. 241 and Vol. 1742 Pg. 337 - Danbury Land Records.
6. Drainage conduit is depicted hereon from structure to structure for reference purposes only. Invert elevations were determined at structures only.

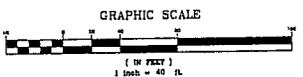


NPT
Housatonic Area Regional Transit District



- Legend:
- = Water Valve
 - △ = Sign
 - = Hydrant
 - ⊙ = Light Pole
 - ⊕ = Spot Elevation
 - = Chain Link Fence
 - = Painted Gas Line marks
 - = Painted TV Line marks
 - = Painted Elec/Tel Line marks
 - ⊙ = 3" Apple Tree

Important Note:
Additional underground utilities may exist
Prior to any excavation or construction,
contact "CALL BEFORE YOU DIG" 1-800-922-4455



<p>Partial Topographical Map Prepared For Ingersoll Property Holdings of Danbury, LLC Danbury, Connecticut</p>		<p>Scale: 1"=40' Area: 9.522 Ac. Zone: CG-20 Date: Mar.28,2012 Revisions</p>
<p>NEW ENGLAND LAND SURVEYING, P.C. ROBIN COMMONS-118 COAL PIT HILL RD.-DANBURY, CT. MARK A. DIXON, L.S. # 70108</p>		<p>1 JUN 12 2012</p>
<p>16-9</p>		<p>Job No.1155 1155z11topa</p>