



CITY OF DANBURY
DEPARTMENT OF PUBLIC UTILITIES
155 DEER HILL AVENUE
DANBURY, CT 06810

22

(203) 797-4637
FAX (203) 796-1590

March 26, 2007

Honorable Mark D. Boughton
Common Council
City of Danbury
155 Deer Hill Avenue
Danbury, CT 06810

RE: West Side Sewer Interceptor – Phase I Easements

Dear Mayor Boughton and Common Council Members:

Attached please find a resolution authorizing the City of Danbury to acquire utility easements from Interstate Business Center, LLC and Danbury Acquisition Corporation, as well as authorizing the City to enter into an agreement with the Maybrook Railroad Company and Housatonic Railroad Company, Inc.

If you have any questions, please give me a call.

Very truly yours,

David M. Day, P.E.
Superintendent of Public Utilities

Enclosure

DD:sm

cc: Laszlo L. Pinter, Esq., with encl. (2 copies each)

Eric Gottschalk,, Esq.

Antonio Iadarola, P.E.

sm/c:/Ddayword/westsideinterceptor2.doc

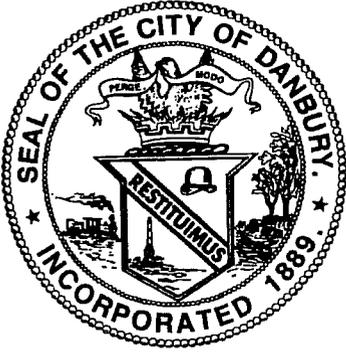
22-1

RESOLUTION

CITY OF DANBURY, STATE OF CONNECTICUT

_____ A. D., 200_

RESOLVED by the Common Council of the City of Danbury:



WHEREAS, the City of Danbury is extending its sewer availability in order to serve portions of the west side of the City; and

WHEREAS, the project, known as the West Side Interceptor, requires the acquisition of or taking by eminent domain of sewer, water and telecommunications easements from Interstate Business Center, LLC and Danbury Acquisition Corp.; and

WHEREAS, such acquisitions are in the best interest of the City of Danbury.

NOW, THEREFORE, BE IT RESOLVED THAT the City of Danbury, through the Office of Corporation Counsel, be and hereby is authorized to acquire those sewer, water and telecommunications easements identified in Exhibits A - H attached hereto in accordance with procedures established by State law, either by negotiation or eminent domain through the institution of suit against the interested property owners and holders of mortgages or other inconsistent interest encumbering the properties, if any.

PROPOSED UTILITY EASEMENT
TO BE GRANTED
CITY OF DANBURY
OVER LAND OF
DANBURY ACQUISITION CORP.
OLD RIDGEBURY ROAD
DANBURY, CONNECTICUT

BEGINNING AT THE SOUTHWESTERLY CORNER OF LAND OF DANBURY ACQUISITION CORP., BEING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED EASEMENT, SAID POINT ALSO BEING THE INTERSECTION OF THE NORTHERLY NON-ACCESS HIGHWAY LINE OF A STATE OF CONNECTICUT HIGHWAY KNOWN AS INTERSTATE 84 – YANKEE EXPRESSWAY WITH THE EASTERLY HIGHWAY LINE OF A CITY OF DANBURY HIGHWAY KNOWN AS OLD RIDGEBURY ROAD;

THENCE ALONG SAID EASTERLY HIGHWAY LINE OF OLD RIDGEBURY ROAD, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 850.00', A DISTANCE OF 22.88' TO A POINT, BEING THE NORTHWESTERLY CORNER OF HEREIN DESCRIBED EASEMENT;

THENCE TURNING AND RUNNING THRU LAND OF DANBURY ACQUISITION CORP. THE FOLLOWING COURSES AND DISTANCES: (N78°00'00"E, 144.86') AND S79°30'00"E, 544.57) TO A POINT LYING ALONG A NORTHWESTERLY BOUNDARY LINE OF AN EXISTING 20' WIDE WATER MAIN EASEMENT IN FAVOR OF OTHERS, SAID POINT BEING THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE TURNING AND CONTINUING THRU SAID LAND OF DANBURY ACQUISITION CORP., ALONG SAID NORTHWESTERLY BOUNDARY LINE OF EXISTING 20' WIDE WATER MAIN EASEMENT IN FAVOR OF OTHERS S57°41'02"W, 20.53' TO A BEND POINT IN SAID EXISTING 20' WIDE WATER MAIN EASEMENT IN FAVOR OF OTHERS WHERE SAID EXISTING EASEMENT TURNS TO RUN IN A MORE WESTERLY DIRECTION, SAID POINT BEING THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE CONTINUING THRU SAID LAND OF DANBURY ACQUISITION CORP. ALONG A NORTHERLY BOUNDARY LINE OF SAID 20' WIDE WATER MAIN EASEMENT IN FAVOR OF OTHERS N78°02'54"W, 156.40' TO A POINT MARKING THE NORTHWESTERLY CORNER OF THE SAID 20' WIDE WATER MAIN EASEMENT IN FAVOR OF OTHERS;

THENCE TURNING AND CONTINUING THRU SAID LAND OF DANBURY ACQUISITION CORP. ALONG THE WESTERLY TERMINUS OF SAID 20' WIDE WATER MAIN EASEMENT IN FAVOR OF OTHERS S10°30'00"W, 20.01' TO A POINT MARKING THE SOUTHWESTERLY CORNER OF SAID 20' WIDE WATER MAIN EASEMENT IN FAVOR OF OTHERS;

THENCE TURNING AND CONTINUING THRU SAID LAND OF DANBURY ACQUISITION CORP., THE FOLLOWING COURSES AND DISTANCES: (N79°30'00"W, 367.19') AND (S78°00'00"W, 118.57') TO A POINT LYING ALONG THE AFOREMENTIONED NORTHERLY NON-ACCESS HIGHWAY LINE OF INTERSTATE 84 – YANKEE EXPRESSWAY;

THENCE ALONG SAID NORTHERLY NON-ACCESS HIGHWAY LINE OF INTERSTATE 84 – YANKEE EXPRESSWAY N75°18'13"W, 17.10' TO THE POINT OF BEGINNING;

THE ABOVE DESCRIPTION INCLUDES AN AREA OF 17,184 SQUARE FEET.

REFERENCE IS MADE TO MAP ENTITLED:

"MAP SHOWING PROPOSED UTILITY EASEMENT TO BE GRANTED CITY OF DANBURY OVER LAND OF DANBURY ACQUISITION CORP. OLD RIDGEBURY ROAD DANBURY, CONNECTICUT SCALE: 1"=40' AREA: AS SHOWN ZONE CA80 DATE: OCTOBER 31, 2006" SAID MAP PREPARED BY SURVEYING ASSOCIATES, P.C. PAUL M. FAGAN R.L.S. #7756

WEST SIDE SANITARY SEWER PROJECT
DESCRIPTIONS OF EASEMENT AREAS TO BE GRANTED TO
CITY OF DANBURY
OVER PROPERTY OF
INTERSTATE BUSINESS CENTER, LLC

EASEMENT #1
(SANITARY SEWER & WATER)

BEGINNING AT A POINT LYING ALONG THE NORTHEASTERLY HIGHWAY LINE OF A CITY OF DANBURY HIGHWAY KNOWN AS PRINDLE LANE WHICH POINT LIES S40°16'00"E, 11.11' AS MEASURED ALONG SAID NORTHEASTERLY HIGHWAY LINE OF PRINDLE LANE FROM THE NORTHWESTERLY CORNER OF LAND OF INTERSTATE BUSINESS CENTER, LLC AND THE SOUTHEASTERLY CORNER OF LAND NOW, OR FORMERLY OF B & R ASSOCIATES;

THENCE THRU LAND OF INTERSTATE BUSINESS CENTER, LLC, THE FOLLOWING COURSES AND DISTANCES:

(N67°34'00"E, 55.92'), (S76°22'57"E, 645.64') AND (S37°23'00"E, 61.38') TO A POINT LYING ALONG A NORTHERLY BOUNDARY LINE OF LAND NOW OR FORMERLY OF DANBURY ACQUISITION CORP.;

THENCE TURNING AND RUNNING ALONG SAID NORTHERLY BOUNDARY LINE OF LAND NOW OR FORMERLY OF DANBURY ACQUISITION CORP. N76°22'57"W, 39.73' TO A POINT;

THENCE AGAIN RUNNING THRU LAND OF INTERSTATE BUSINESS CENTER, LLC, THE FOLLOWING COURSES AND DISTANCES:

(N37°23'00"W, 21.64'), (N76°22'57"W, 628.68') AND (S67°34'00"W, 39.72') TO A POINT LYING ALONG THE AFOREMENTIONED NORTHEASTERLY HIGHWAY LINE OF PRINDLE LANE;

THENCE TURNING AND RUNNING ALONG SAID NORTHEASTERLY HIGHWAY LINE OF PRINDLE LANE N40°16'00"W, 26.26' TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION INCLUDES AN AREA OF 18,170 SQUARE FEET AND IS GRANTED TOGETHER WITH THE FOLLOWING:

A) A TEMPORARY CONSTRUCTION EASEMENT LYING NORTHERLY OF THE ABOVE DESCRIBED EASEMENT AS SHOWN ON MAP HEREINAFTER REFERENCED.

B) ASSIGNMENT OF RIGHTS OVER A 50' RIGHT OF WAY AND A 20' WIDE WATER MAIN EASEMENT OVER LAND OF DANBURY ACQUISITION CORP. AS SET FORTH IN VOLUME 911 PAGES 910-912 OF THE DANBURY LAND RECORDS.

SAID EASEMENT, TEMPORARY CONSTRUCTION EASEMENT AND 50' RIGHT OF WAY ARE SHOWN ON MAP ENTITLED: "EASEMENT PLAN FOR WEST SIDE SANITARY SEWER PROJECT EASEMENT AREAS TO BE GRANTED TO CITY OF DANBURY OVER PROPERTY OF INTERSTATE BUSINESS CENTER, LLC AND DANBURY ACQUISITION CORP. PRINDLE LANE -DANBURY, CONNECTICUT SCALE: 1"=100' PROPOSED EASEMENT AREA: (AS SHOWN) DATE: AUGUST 24, 2006, REVISED SEPT. 25, 2006", REVISED DECEMBER 21, 2006".

WEST SIDE SANITARY SEWER PROJECT
DESCRIPTIONS OF EASEMENT AREAS TO BE GRANTED TO
CITY OF DANBURY
OVER PROPERTY OF
INTERSTATE BUSINESS CENTER, LLC
EASEMENT #2
(SANITARY SEWER)

BEGINNING AT A POINT LYING ALONG THE SOUTHERLY BOUNDARY LINE OF LAND NOW OR FORMERLY OF MAYBROOK RAILROAD COMPANY WHICH POINT LIES N65°15'27"W, 647.05' FROM THE NORTHEASTERLY CORNER OF LAND OF INTERSTATE BUSINESS CENTER, LLC AND THE NORTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF 82 MILL PLAIN ROAD REALTY, INC. AS MEASURED ALONG SAID SOUTHERLY BOUNDARY LINE OF LAND NOW OR FORMERLY OF MAYBROOK RAILROAD COMPANY;

THENCE THRU LAND OF INTERSTATE BUSINESS CENTER, LLC THE FOLLOWING COURSES AND DISTANCES:

(N84°52'00"W, 251.03'), (S61°38'00"W, 57.11'), (S5°08'00"W, 128.38'), (S39°52'00"E, 28.42'), (S84°52'00"E, 113.74'), (S64°42'00"E, 62.25'), (S29°04'00"E, 30.72') AND (S5°09'00"W, 198.46') TO A POINT LYING ALONG A NORTHERLY LINE OF A PROPOSED SEWER AND WATER EASEMENT HEREINAFTER DESCRIBED AS "EASEMENT #3";

THENCE TURNING AND RUNNING ALONG SAID NORTHERLY LINE OF SAID "EASEMENT #3" S75°06'00"W, 15.99' TO A POINT;

THENCE TURNING AND AGAIN RUNNING THRU LAND OF INTERSTATE BUSINESS CENTER, LLC, THE FOLLOWING COURSES AND DISTANCES:

(N5°09'00"E, 199.34'), (N29°04'00"W, 21.26'), (N64°42'00"W, 54.76'), (N84°52'00"W, 117.29'), (N39°52'00"W, 40.84'), (N5°08'00"E, 142.65'), (N61°38'00"E, 69.68') AND (S84°52'00"E, 213.45') TO A POINT LYING ALONG THE AFOREMENTIONED SOUTHERLY BOUNDARY LINE OF LAND NOW OR FORMERLY OF MAYBROOK RAILROAD COMPANY;

THENCE RUNNING ALONG SAID SOUTHERLY BOUNDARY LINE OF LAND NOW OR FORMERLY OF MAYBROOK RAILROAD COMPANY S65°15'27"E, 44.70' TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION INCLUDES AN AREA OF 12,973 SQUARE FEET AND IS TO BE GRANTED TOGETHER WITH A TEMPORARY 20' WIDE CONSTRUCTION EASEMENT LYING SOUTHERLY, THEN EASTERLY, THEN NORTHERLY, THEN AGAIN EASTERLY OF THE ABOVE DESCRIBED EASEMENT AS IT WINDS AND TURNS AS SHOWN ON MAP ENTITLED: "EASEMENT PLAN FOR WEST SIDE SANITARY SEWER PROJECT EASEMENT AREAS TO BE GRANTED TO CITY OF DANBURY OVER PROPERTY OF INTERSTATE BUSINESS CENTER, LLC AND DANBURY ACQUISITION CORP. PRINDLE LANE - DANBURY, CONNECTICUT SCALE: 1"=100' PROPOSED EASEMENT AREA: (AS SHOWN) DATE: AUGUST 24, 2006, REVISED SEPT. 25, 2006, REVISED DECEMBER 21, 2006".

WEST SIDE SANITARY SEWER PROJECT
DESCRIPTIONS OF EASEMENT AREAS TO BE GRANTED TO
CITY OF DANBURY
OVER PROPERTY OF
INTERSTATE BUSINESS CENTER, LLC

EASEMENT #3
(SEWER, INCLUDING PUMP STATION & WATER)

BEGINNING AT A POINT LYING ALONG THE NORTHERLY HIGHWAY LINE OF A CONNECTICUT HIGHWAY KNOWN AS INTERSTATE 84 WHICH POINT LIES 688.42' WESTERLY OF THE SOUTHEAST CORNER OF LAND OF INTERSTATE BUSINESS CENTER, LLC AND THE SOUTHWEST CORNER OF LAND NOW OR FORMERLY OF 82 MILL PLAIN ROAD REALTY INC. AS MEASURED ALONG SAID NORTHERLY HIGHWAY LINE OF INTERSTATE 84;

THENCE ALONG SAID NORTHERLY HIGHWAY LINE OF INTERSTATE 84
N84°51'50"W, 99.90';

THENCE TURNING AND RUNNING THRU LAND OF INTERSTATE BUSINESS CENTER, LLC, THE FOLLOWING COURSES AND DISTANCES:

(N5°58'00"E, 8.27'), (N84°03'00"W, 303.74'), (N74°40'00"W, 118.76'), (S15°20'00"W, 10.55'), (N74°40'00"W, 15.00'), (N15°20'00"E, 10.55') AND (N74°40'00"W, 71.33') TO A POINT LYING ALONG AN EASTERLY BOUNDARY LINE OF LAND NOW OR FORMERLY OF DANBURY ACQUISITION CORP.;

THENCE TURNING AND RUNNING ALONG SAID EASTERLY BOUNDARY LINE OF LAND NOW OR FORMERLY OF DANBURY ACQUISITION CORP., THE FOLLOWING COURSES AND DISTANCES:
(N12°31'00"W, 12.70'), (N36°12'00"W, 50.80') AND (N40°52'00"W, 14.49') TO A POINT;

THENCE TURNING AND AGAIN RUNNING THRU LAND OF INTERSTATE BUSINESS CENTER, LLC, THE FOLLOWING COURSES AND DISTANCES:

(N69°48'00"E, 46.12'), (N42°56'00"E, 81.38'), (S47°04'00"E, 111.52'), (S15°35'00"W, 64.25'), (S74°04'00"E, 74.71'), (S84°03'00"E, 360.78'), (N75°06'00"E, 152.18'), (S14°54'00"E, 15.00'), (S75°06'00"W, 27.08'), (S5°09'00"W, 38.83'), (S82°35'32"W, 73.16') AND (S5°58'00"W, 16.65') TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION INCLUDES AN AREA OF 39,610 SQUARE FEET AND IS GRANTED TOGETHER WITH A TEMPORARY 20' WIDE CONSTRUCTION EASEMENT LYING ALONG THE NORTHWESTERLY AND A PORTION OF THE NORTHEASTERLY BOUNDARY OF THE ABOVE DESCRIBED EASEMENT AS SHOWN ON MAP ENTITLED:

"EASEMENT PLAN FOR WEST SIDE SANITARY SEWER PROJECT EASEMENT AREAS TO BE GRANTED TO CITY OF DANBURY OVER PROPERTY OF INTERSTATE BUSINESS CENTER, LLC AND DANBURY ACQUISITION CORP. PRINDLE LANE -DANBURY, CONNECTICUT SCALE:1"=100' PROPOSED EASEMENT AREA: (AS SHOWN)

DATE: AUGUST 24, 2006, REVISED SEPT. 25, 2006, REVISED DECEMBER 21, 2006".

WESTSIDE SANITARY SEWER PROJECT
DESCRIPTION OF EASEMENT AREA TO BE GRANTED
CITY OF DANBURY
OVER PROPERTY OF
DANBURY ACQUISITION CORP.

EASEMENT #4
(SANITARY SEWER)

BEGINNING AT A POINT LOCATED ALONG A SOUTHWESTERLY BOUNDARY LINE OF A 50' RIGHT OF WAY OVER LAND OF DANBURY ACQUISITION CORP. WHICH 50' RIGHT OF WAY IS IN FAVOR OF INTERSTATE BUSINESS CENTER, LLC WHICH POINT OF BEGINNING LIES 147.95' NORTHWESTERLY OF THE EASTERLY BOUNDARY LINE OF LAND OF SAID DANBURY ACQUISITION CORP. AS MEASURED ALONG SAID SOUTHWESTERLY BOUNDARY LINE OF SAID 50' RIGHT OF WAY;

THENCE THRU SAID LAND OF DANBURY ACQUISITION CORP. THE FOLLOWING COURSES AND DISTANCES:

(N55°04'45"W, 166.03'), (N30°13'48"W, 114.69') AND (N10°06'36"W, 126.22') TO A POINT LYING ALONG SAID SOUTHWESTERLY BOUNDARY OF SAID 50' RIGHT OF WAY OVER LAND OF DANBURY ACQUISITION CORP.;

THENCE TURNING AND RUNNING IN A SOUTHEASTERLY DIRECTION ALONG SAID SOUTHWESTERLY BOUNDARY OF SAID 50' RIGHT OF WAY, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 218.44' A DISTANCE OF 76.40' TO A POINT;

THENCE CONTINUING ALONG SAID SOUTHWESTERLY BOUNDARY OF SAID 50' RIGHT OF WAY S30°09'00"E, 128.72' TO A POINT;

THENCE CONTINUING ALONG SAID SOUTHWESTERLY BOUNDARY OF SAID 50' RIGHT OF WAY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 425.00', A DISTANCE OF 186.14' TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION INCLUDES AN AREA OF 6,348 SQUARE FEET AND IS GRANTED TOGETHER WITH TWO (2) TEMPORARY 30' WIDE CONSTRUCTION EASEMENTS TO MAINTAIN TRAFFIC DURING CONSTRUCTION OF SANITARY SEWER.

SAID EASEMENT AND TWO (2) TEMPORARY CONSTRUCTION EASEMENTS ARE SHOWN ON MAP ENTITLED: "EASEMENT PLAN FOR WEST SIDE SANITARY SEWER PROJECT EASEMENT AREAS TO BE GRANTED TO CITY OF DANBURY OVER PROPERTY OF INTERSTATE BUSINESS CENTER, LLC AND DANBURY ACQUISITION CORP. PRINDLE LANE – DANBURY, CONNECTICUT SCALE: 1"=100' PROPOSED EASEMENT AREA: (AS SHOWN) DATE: AUGUST 24, 2006, REVISED SEPT. 25, 2006, REVISED DECEMBER 21, 2006.

PROPOSED
UTILITY EASEMENT "A"
LOCATED ON PROPERTY OF
INTERSTATE BUSINESS CENTER, LLC
PRINDLE LANE DANBURY, CONNECTICUT

BEGINNING AT A POINT LYING ALONG THE EASTERLY HIGHWAY LINE OF A CITY OF DANBURY HIGHWAY KNOWN AS PRINDLE LANE, BEING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED EASEMENT, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF LAND OF INTERSTATE BUSINESS CENTER, LLC AND THE MOST SOUTHERLY POINT OF LAND NOW OR FORMERLY OF B & R ASSOCIATES;

THENCE RUNNING ALONG SAID LAND NOW OR FORMERLY OF B & R ASSOCIATES N44° 55'00"E, 44.15' TO A POINT, BEING THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE TURNING AND RUNNING THRU SAID LAND OF INTERSTATE BUSINESS CENTER, LLC S76° 22'57"E, 657.65' TO A POINT, BEING THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE CONTINUING THRU SAID LAND OF INTERSTATE BUSINESS CENTER, LLC THE FOLLOWING COURSES AND DISTANCES:
(S54° 56'00"E, 59.95") AND (S42° 45'23"E, 50.70') TO A POINT LYING ALONG A NORTHERLY BOUNDARY LINE OF LAND OF DANBURY ACQUISITION CORP., BEING THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE TURNING AND RUNNING ALONG SAID NORTHERLY BOUNDARY LINE OF LAND OF DANBURY ACQUISITION CORP. N76° 22'57"W, 31.37' TO A POINT;

THENCE TURNING AND AGAIN RUNNING THRU SAID LAND OF INTERSTATE BUSINESS CENTER, LLC, THE FOLLOWING COURSES AND DISTANCES:
(N37° 23'00"W, 23.78'), (N54° 56'00"W, 48.50'), (N76° 22'57"W, 620.58') AND (S67° 34'00"W, 56.36') TO A POINT LYING ALONG THE AFOREMENTIONED EASTERLY HIGHWAY LINE OF PRINDLE LANE;

THENCE TURNING AND RUNNING ALONG SAID EASTERLY HIGHWAY LINE OF PRINDLE LANE N40° 16'00"W, 21.60' TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION INCLUDES AN AREA OF 14,024 SQUARE FEET.
REFERENCE IS MADE TO MAP TITLED:

EASEMENT MAP SHOWING UTILITY EASEMENTS
TO BE GRANTED TO CITY OF DANBURY
LOCATED ON PROPERTIES OF
DANBURY ACQUISITION CORP.
AND
INTERSTATE BUSINESS CENTER, LLC
PRINDLE LANE – DANBURY, CONNECTICUT
SCALE: 1"=100' AREA: (AS SHOWN) DATE: NOVEMBER 21, 2006

SAID MAP PREPARED BY SURVEYING ASSOCIATES, P.C., PAUL M. FAGAN, R.L.S.#7756.

PROPOSED
UTILITY EASEMENT "B"
LOCATED ON PROPERTY OF
DANBURY ACQUISITION CORP.
PRINDLE LANE DANBURY, CONNECTICUT

BEGINNING AT A POINT LYING ALONG A NORTHERLY BOUNDARY LINE OF LAND OF DANBURY ACQUISITION CORP., BEING A SOUTHERLY BOUNDARY LINE OF LAND OF INTERSTATE BUSINESS CENTER, LLC, SAID POINT LYING 220.42' NORTHWESTERLY OF THE NORTHEAST CORNER OF SAID LAND OF DANBURY ACQUISITION CORP., SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF PROPOSED UTILITY EASEMENT "A" OVER LAND OF INTERSTATE BUSINESS CENTER, LLC HERETOFORE DESCRIBED;

THENCE RUNNING THRU SAID LAND OF DANBURY ACQUISITION CORP., ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00', A DISTANCE OF 154.66' TO A POINT;

THENCE CONTINUING THRU SAID LAND OF DANBURY ACQUISITION CORP. S9° 20'00"W, 154.00' TO A POINT;

THENCE CONTINUING THRU SAID LAND OF DANBURY ACQUISITION CORP., ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 168.44', A DISTANCE OF 116.07' TO A POINT;

THENCE CONTINUING THRU SAID LAND OF DANBURY ACQUISITION CORP. S30 09'00"E, 128.72' TO A POINT;

THENCE CONTINUING THRU SAID LAND OF DANBURY ACQUISITION CORP., ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 375.00', A DISTANCE OF 225.80' TO A POINT LYING ALONG A WESTERLY BOUNDARY LINE OF THE AFOREMENTIONED LAND OF INTERSTATE BUSINESS CENTER, LLC, BEING THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE TURNING AND RUNNING ALONG SAID WESTERLY BOUNDARY LINE OF LAND OF INTERSTATE BUSINESS CENTER, LLC, THE FOLLOWING COURSES AND DISTANCES: (S40° 52'00"E, 2.78') AND (S36° 12'00"E, 29.13') TO A POINT, BEING THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE TURNING AND AGAIN RUNNING THRU SAID LAND OF DANBURY ACQUISITION CORP. N64° 38'57"W, 45.34' TO A POINT;

THENCE CONTINUING THRU SAID LAND OF DANBURY ACQUISITION CORP., ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 390.00', A DISTANCE OF 234.83' TO A POINT;

THENCE CONTINUING THRU SAID LAND OF DANBURY ACQUISITION CORP. N30° 09'00"W, 128.72' TO A POINT;

THENCE CONTINUING THRU SAID LAND OF DANBURY ACQUISITION CORP., ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS 183.44', A DISTANCE OF 126.41' TO A POINT;

THENCE CONTINUING THRU SAID LAND OF DANBURY ACQUISITION CORP. N9 20'00"E, 154.00' TO A POINT;

THENCE CONTINUING THRU SAID LAND OF DANBURY ACQUISITION CORP. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 185.00', A DISTANCE OF 161.09' TO A POINT LYING ALONG THE AFOREMENTIONED SOUTHERLY BOUNDARY LINE OF LAND OF INTERSTATE BUSINESS CENTER, LLC BEING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED EASEMENT, SAID POINT ALSO LIES ALONG A SOUTHERLY BOUNDARY LINE OF PROPOSED UTILITY EASEMENT "A" HERETOFORE DESCRIBED;

THENCE TURNING AND RUNNING ALONG SAID SOUTHERLY BOUNDARY LINE OF LAND OF INTERSTATE BUSINESS CENTER, LLC AND ALONG SAID SOUTHERLY BOUNDARY OF SAID PROPOSED UTILITY EASEMENT "A" S76 22'57"E, 24.00' TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION INCLUDES AN AREA OF 12,354 SQUARE FEET.

REFERENCE IS MADE TO MAP TITLED:

EASEMENT MAP SHOWING
UTILITY EASEMENTS
TO BE GRANTED TO CITY OF DANBURY
LOCATED ON PROPERTIES OF
DANBURY ACQUISITION CORP.
AND
INTERSTATE BUSINESS CENTER, LLC
PRINDLE LANE - DANBURY, CONNECTICUT
SCALE: 1"=100' AREA: (AS SHOWN) DATE: NOVEMBER 21, 2006.

SAID MAP PREPARED BY SURVEYING ASSOCIATES, P.C., PAUL M. FAGAN, R.L.S. #7756.

PROPOSED
UTILITY EASEMENT "C"
LOCATED ON PROPERTY OF
INTERSTATE BUSINESS CENTER, LLC
PRINDLE LANE DANBURY, CONNECTICUT

BEGINNING AT A POINT LYING ALONG A WESTERLY BOUNDARY LINE OF LAND OF INTERSTATE BUSINESS CENTER, LLC, BEING AN EASTERLY BOUNDARY LINE OF LAND OF DANBURY ACQUISITION CORP., SAID POINT LIES 219.71' NORTHWESTERLY OF THE NORTHERLY NON-ACCESS HIGHWAY LINE OF STATE OF CONNECTICUT INTERSTATE HIGHWAY 84 AS MEASURED ALONG SAID WESTERLY BOUNDARY LINE OF PROPERTY OF INTERSTATE BUSINESS CENTER, LLC, SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED EASEMENT AND THE SOUTHEASTERLY CORNER OF PROPOSED UTILITY EASEMENT "B" HERETOFORE DESCRIBED;

THENCE RUNNING ALONG SAID EASTERLY BOUNDARY LINE OF LAND OF DANBURY ACQUISITION CORP., THE FOLLOWING COURSES AND DISTANCES:
(N36°12'00"W, 29.13') AND (N40°52'00"W, 2.78') TO A POINT, BEING THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED EASEMENT AND THE NORTHEASTERLY CORNER OF PROPOSED UTILITY EASEMENT "B" HERETOFORE DESCRIBED;

THENCE TURNING AND RUNNING THRU SAID LAND OF INTERSTATE BUSINESS CENTER, LLC, THE FOLLOWING COURSES AND DISTANCES:
(S64°38'57"E, 49.11'), (N77°40'17"E, 32.31') AND (S74°40'03"E, 12.93') TO A POINT, BEING THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE TURNING AND CONTINUING THRU SAID LAND OF INTERSTATE BUSINESS CENTER, LLC S15°19'57"W, 30.00' TO A POINT, BEING THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED EASEMENT;

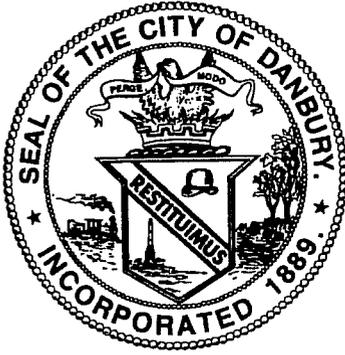
THENCE TURNING AND CONTINUING THRU SAID LAND OF INTERSTATE BUSINESS CENTER, LLC, THE FOLLOWING COURSES AND DISTANCES:
(N74°40'03"W, 42.87') AND (N64°38'57"W, 22.27') TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION INCLUDES AN AREA OF 1,576 SQUARE FEET.

REFERENCE IS MADE TO MAP TITLED:

EASEMENT MAP SHOWING
UTILITY EASEMENTS
TO BE GRANTED TO CITY OF DANBURY
LOCATED ON PROPERTIES OF
DANBURY ACQUISITION CORP.
AND
INTERSTATE BUSINESS CENTER, LLC
PRINDLE LANE – DANBURY, CONNECTICUT
SCALE: 1"=100' AREA: (AS SHOWN) DATE: NOVEMBER 21, 2006

SAID MAP PREPARED BY SURVEYING ASSOCIATES, P.C., PAUL M. FAGAN, R.L.S. #7756.



RESOLUTION

22-11

CITY OF DANBURY. STATE OF CONNECTICUT

_____ A. D., 200_

RESOLVED by the Common Council of the City of Danbury:

WHEREAS, the City of Danbury is extending its sewer availability in order to serve portions of the west side of the City; and

WHEREAS, the project, known as the West Side Interceptor, requires the acquisition of certain rights allowing the installation of a sewer line across, over and through property of Maybrook railroad Company.

NOW, THEREFORE, BE IT RESOLVED THAT the City of Danbury, through the Office of Corporation Counsel be and hereby is authorized to enter into a license agreement with Maybrook Railroad company permitting installation of said utilities.