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SPECIAL COVENANT WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT:

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CATHOLIC CEMETERIES ASSOCIATION OF THE ARCHDIOCESE OF HARTFORD, INC., a Connecticut nonstock corporation having an office at 700 Middletown Avenue, North Haven, Connecticut 06473-0517 (the "Grantor"), for the consideration of FOURTEEN MILLION DOLLARS (\$14,000,000) received to its full satisfaction of EVERGREEN WALK, LLC, a Connecticut limited liability company having an office at 231 Central Avenue, White Plains, New York 10606 (the "Grantee"), does hereby give, grant, bargain, sell and convey unto the Grantee, its successors and assigns forever, all that certain piece or parcel of land, together with the improvements thereon and appurtenances thereto, situated in the Town of South Windsor, County of Hartford and State of Connecticut and more particularly described in Schedule A attached hereto and made a part hereof.

Said premises are conveyed subject to the matters described in said Schedule A attached hereto.

TO HAVE AND TO HOLD the premises hereby conveyed, with the appurtenances thereof, to the Grantee and unto the Grantee's successors and assigns forever, to its and their own proper use and behoof;

AND FURTHERMORE, the Grantor will warrant and forever defend the premises hereby conveyed to the Grantee, its successors and assigns against the claims of all persons owning, holding, or claiming by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this deed in its name as of the 4th day of October, 2000.

Witnessed by:

Rosemary Walters
Rosemary Walters

Linda Witherspoon
Linda Witherspoon

CATHOLIC CEMETERIES ASSOCIATION OF
THE ARCHDIOCESE OF HARTFORD, INC.

By Rev. David M. Walker
Rev. David M. Walker
Its Secretary

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CONVEYANCE TAX RECEIVED
STATE \$ 140,000⁰⁰ LOCAL \$ 15,400⁰⁰ No.
BUTCHER E. SICKFORD
TOWN CLERK OF SOUTH WINDSOR

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SCHEDULE A

Those certain six pieces or parcels of land located in the Town of South Windsor, County of Hartford, and State of Connecticut, described below:

First Piece:

A piece or parcel of land situated on the south side of Deming Street and being shown and designated as "Buckland Lot 3.7 Ac.±" on a certain map or plan entitled "Property of Catholic Cemeteries Association of the Archdiocese of Hartford, Inc. Buckland Road, Smith Street & Deming Street South Windsor Connecticut Scale: 1" = 100' March 1967 Office of Harold R. Sanderson C.E. & L.S. Bloomfield Connecticut," which map or plan is or is to be filed in the Town Clerk's office in said Town of South Windsor, reference to which is hereby made, and being more particularly described as follows:

NORTH by Deming Street, 830.30 feet;
EAST by land now or formerly of Alex Sele, 49.22 feet;
SOUTH by land now or formerly of Alex Sele, 859.42 feet; and
WEST by land now or formerly of George C. Dolan, et al, 343.16 feet.

Containing 3.734 acres, more or less.

Being the premises described in a warranty deed from Clynton B. Buckland to Catholic Cemeteries Association of the Archdiocese of Hartford, Inc. dated May 4, 1967, and recorded in the South Windsor Land Records in Volume 118, Page 625.

Second Piece:

A piece or parcel of land situated on the west side of Buckland Road and being shown and designated as "Hackett Parcel" on a certain map or plan entitled "Property of Catholic Cemeteries Association of the Archdiocese of Hartford, Inc. Buckland Road, Smith Street & Deming Street South Windsor Connecticut Scale: 1" = 100' March 1967 Office of Harold R. Sanderson C.E. & L.S. Bloomfield Connecticut," which map or plan is or is to be filed in said Town Clerk's office, reference to which is hereby made, and being more particularly bounded and described as follows:

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Beginning at a point in the west line of Buckland Road, which point is the most southeast corner of the premises herein described and the northeast corner of land now or formerly of one Eliasson and which point is also N 50° 11' 30" W 7.46 feet from a merestone set in Buckland Road; thence running N 50° 11' 30" W along land now or formerly of said Eliasson, 208.54 feet to a point; thence running the following five courses and distances along land now or formerly of one Schweir: N 50° 11' 30" W, 331 feet to a point; N 48° 27' W, 378 feet to a point; N 46° 24' W, 1,123 feet to a point; S 33° 14' W, 199 feet to a point; and N 56° 45' W, 893 feet to a boundary stone; thence running N 33° 09' 50" E along land now or formerly of one Wasylenko and land now or formerly of one Kupchunos, in part by each, in all 809.70 feet to a boundary stone; thence running N 58° 26' 20" W along land now or formerly of said Kupchunos, 16.40 feet to a boundary stone; thence running N 34° 28' 30" E along land now or formerly of said Kupchunos, 202.61 feet to a boundary stone; thence running N 35° 04' 15" E along land now or formerly of one Burger, 614.63 feet to a boundary stone; thence running S 64° 14' 45" E along land now or formerly of one Waldron, 379.15 feet to a point; thence running S 7° 48' 15" W along land now or formerly of said Waldron, 141.15 feet to a point; thence running the following four courses and distances along land now or formerly of one Dewey: S 33° 07' W, 405 feet to a point; S 54° 24' E, 961 feet to a point; S 55° 58' E, 196 feet to a point; and S 55° 37' E, 557 feet to a point; thence running S 54° 48' 00" E along land now or formerly of said Dewey and land now or formerly of one Sabia, in part by each, in all 600 feet to a point in the west line of Buckland Road; and thence running S 26° 00' 10" W along said west line of Buckland Road, 1,198.36 feet to the point of beginning.

Containing 76.0 acres, more or less.

Together with such water rights granted by instrument dated November 2, 1908, and recorded in said Land Records in Volume 14, Page 447.

Being the premises described in (i) a warranty deed from Harold W. Garrity, as attorney-in-fact for Thomas J. Hackett by virtue of a power of attorney of record, to Catholic Cemeteries Association of the Archdiocese of Hartford, Inc. dated May 23, 1967, and recorded in said Land Records in Volume 119, Page 83; and (ii) a warranty deed from W. David Keith, as attorney in fact for Mary H. Earl, aka Mary F. Earl, by virtue of a power of attorney and as conservator of the estate of Jean A. Hackett by virtue of an order of the probate court for the District of Manchester, et al to The Catholic Cemeteries Association of the Archdiocese of Hartford, Inc. dated May 24, 1967, and recorded in said Land Records in Volume 119, Page 88.

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Third Piece:

A piece or parcel of land situated on the west side of Buckland Road and the north side of Smith Street and being shown and designated as "Schweir parcel 75.3 A.C. ±" on a certain map or plan entitled "Property of Catholic Cemeteries Association of the Archdiocese of Hartford, Inc. Buckland Road, Smith Street & Deming Street South Windsor Connecticut Scale: 1"=100' March 1967 Office of Harold R. Sanderson C. E. & L.S. Bloomfield Connecticut," which map or plan is or is to be filed in said Town Clerk's office, reference to which is hereby made, and being more particularly bounded and described as follows:

Beginning at a point in the north line of Smith Street, which point marks the southwest corner of the premises herein described and the southeast corner of land now or formerly of R. T. Boulet; thence running S 74° 29' 10" E along the north line of Smith Street, 699.13 feet to a point; thence running in a generally northeast direction along the arc of a curve to the left having a radius of 111.47 feet and connecting the north line of Smith Street with the west line of Buckland Road, 163.02 feet to a point; thence running N 21° 43' 20" E along the west line of Buckland Road, 297.34 feet to a point marking the south corner of land now or formerly of E. Grant, et al; thence running N 64° 22' 10" W 230 feet to a point; thence running N 26° 00' 10" E 160 feet to a point; thence running S 64° 22' 10" E 89 feet to a point; thence running N 25° 19' 30" E 170 feet to a point; thence running S 64° 22' 10" E 143 feet to a point in the west line of Buckland Road; thence running N 26° 00' 10" E along the west line of Buckland Road, 55.31 feet to a point; thence running N 50° 11' 30" W along land now or formerly of Richard A. Marouski, 210.22 feet to a point; thence running N 26° 28' 30" E along land now or formerly of said Marouski and along land now or formerly of one Eliasson, in part by each, in all 200 feet to a point; thence running N 50° 11' 30" W 331 feet to a point; thence running N 48° 27' W 378 feet to a point; thence running N 46° 24' W 1123 feet to a point; thence running S 33° 14' W 199 feet to a point; thence running N 56° 45' W 893 feet to a point marked by a brown stone; thence running S 33° 23' 20" W 452.05 feet to a fence post; thence running S 31° 26' 19" W 368.60 feet to a brown stone; thence running S 54° 38' 02" E 454.41 feet to a merestone; thence running S 31° 26' 38" W 449.69 feet to a point marked by a merestone and an iron pin; thence running S 37° 39' 30" E 324.95 feet to a point marked by a merestone and an iron pin; thence running N 31° 43' 14" E 240.54 feet to a brown stone; thence running S 55° 13' 47" E 594.69 feet to a stake and tack; thence running S 17° 33' 10" W 61.70 feet to a stake and tack; thence running S 72° 39' 40" E 170.78 feet to an iron pin; thence running S 75° 47' 10" E 526.72 feet to an iron pin; thence running S 74° 42' 10" E 150.22 feet to an iron pin; and thence running S 17° 38' 50" W 384.29 feet to the point of beginning.

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Together with all right, title and interest in and to any right of way running northerly to the above described premises from Smith Street.

Being the premises described in a warranty deed from Leon R. Schweir, et al to The Catholic Cemeteries Association of the Archdiocese of Hartford, Inc. dated June 1, 1967, and recorded in said Land Records in Volume 119, Page 225.

Fourth Piece:

A piece or parcel of land situated on the west side of Buckland Road and being shown and designated as "Kupchunos parcel 35.7 Ac. \pm " on a certain map or plan entitled "Property of Catholic Cemeteries Association of the Archdiocese of Hartford, Inc. Buckland Road, Smith Street & Deming Street South Windsor Connecticut Scale: 1"=100' March 1967 Office of Harold R. Sanderson C.E. & L.S. Bloomfield Connecticut," which map or plan is or is to be filed in said Town Clerk's office, reference to which is hereby made, and being more particularly bounded and described as follows:

Beginning at an iron bar in the west line of Buckland Road, which point marks the southeast corner of the premises herein described and the northeast corner of premises now or formerly of one Meade; thence running N 58° 09' 00" W along the north line of said Meade premises, 300.41 feet to an iron bar; thence running the following four courses and distances along premises now or formerly of Levi T. Dewey: N 57° 48' 30" W, 520 feet to a point; N 57° 35' W, 379 feet to a point; N 32° 46' E, 212 feet to a point; and N 46° 40' W, 688 feet to a point in the southeast line of premises now or formerly of Stanley Waldron et ux; thence running the following three courses and distances along said Waldron premises: N 40° 42' 20" E, 120.15 feet to a point; N 42° 54' 00" E, 77.54 feet to a point; and N 36° 20' 45" E, 122.89 feet to a point; thence running N 45° 13' 20" E along the southeast line of premises now or formerly of Lloyd Hevenor, 210.95 feet to a point; thence running N 40° 43' 30" E along the southeast line of said Hevenor premises, 202.38 feet to a point in the southwest line of premises now or formerly of Alex Sele; thence running S 54° 46' E along the southwest line of said Sele premises, 1406 feet to an iron pipe marking the northwest corner of premises now or formerly of Annie V. Collins; thence running the following four courses and distances along said Collins premises: S 24° 31' 30" W, 231.18 feet to an iron pipe; S 59° 24' 10" E, 60 feet to an iron pin; S 30° 49' 40" W, 72.13 feet to an iron pipe; and S 59° 14' 00" E, 137.43 feet to a brown stone set in the west line of Buckland Road; and thence running S 22° 27' 10" W along the west line of Buckland Road, 706.81 feet to the iron bar at the point of beginning.

Containing 35.7 acres, more or less.

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Together with a 12 foot right of way running along the south border of premises now or formerly of Annie V. Collins and more particularly described in a warranty deed from Annie V. Collins to Gustave J. Schaller, Jr. and Louise A. Schaller recorded in said Land Records in Volume 37, Page 323.

Being the premises described in a warranty deed from Walter Kupchunos, et al to Catholic Cemeteries Association of the Archdiocese of Hartford, Inc. dated May 31, 1967, and recorded in said Land Records in Volume 119, Page 228.

Fifth Piece:

A piece or parcel of land situated on the west side of Buckland Road and being shown and designated as "Dewey parcel 24.4 Ac.±" on a certain map or plan entitled "Property of Catholic Cemeteries Association of the Archdiocese of Hartford, Inc. Buckland Road, Smith Street & Deming Street South Windsor Connecticut Scale: 1"=100' March 1967 Office of Harold R. Sanderson C.E.&L.S. Bloomfield Connecticut," which map or plan is or is to be filed in said Town Clerk's office, reference to which is hereby made, and being more particularly bounded and described as follows:

Beginning at a point in the northeast line of premises now or formerly of Thomas Hackett, et al, which point is 600 feet northwest, as measured along the northeast line of said Hackett premises, from the intersection of the northeast line of said Hackett premises and the west line of Buckland Road; thence running the following four courses and distances along said Hackett premises: N 55° 37' W, 557 feet to a point; N 55° 58' W, 196 feet to a point; N 54° 24' W, 961 feet to a point; and N 33° 07' E, 405 feet to a point in the south line of premises now or formerly of Stanley Waldron et ux; thence running the following six courses and distances along said Waldron premises: S 56° 37' 40" E, 95 feet to a point; S 49° 51' 00" E, 105.32 feet to a point; N 48° 39' 20" E, 202.52 feet to a point; N 46° 51' 10" E, 105.46 feet to a point; N 47° 50' 40" E, 164.64 feet to a point; and N 61° 46' 15" E, 51.59 feet to a point marking the southwest corner of premises now or formerly of Benedict Kupchunos, et al; thence running the following three courses and distances along said Kupchunos, et al premises: S 46° 40' E, 688 feet to a point; S 32° 46' W, 212 feet to a point; and S 57° 35' E, 379 feet to a point; thence running the following three courses and distances along land now or formerly of Levi T. Dewey: S 32° 53' 50" W, 320 feet to a point; S 32° 49' 55" E, 314.40 feet to a point; and S 26° 00' 10" W, 175 feet to the point of beginning.

Containing 24.4 acres.

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Being the premises described in a warranty deed from Levi T. Dewey to Catholic Cemeteries Association of the Archdiocese of Hartford, Inc. dated May 31, 1967, and recorded in said Land Records in Volume 119, Page 231.

Sixth Piece:

A piece or parcel of land situated on the south side of Deming Street and the west side of Buckland Road and being shown and designated as "Sala parcel 17.1 Ac. ±" on a certain map or plan entitled "Property of Catholic Cemeteries Association of the Archdiocese of Hartford, Inc. Buckland Road, Smith Street & Deming Street South Windsor Connecticut Scale: 1" = 100' March 1967 Office of Harold R. Sanderson C.E. & L.S. Bloomfield Connecticut," which map or plan is or is to be filed in said Town Clerk's office, reference to which is hereby made, and being more particularly bounded and described as follows:

Beginning at an iron pipe set in the south line of Deming Street marking the intersection of the south line of Deming Street and the east line of premises now or formerly of one Buckland; thence running S 45° 23' 10" E along the south line of Deming Street, 303.11 feet to a point; thence running in a generally southeast direction along a curve to the right having a radius of 174.12 feet connecting the south line of Deming Street and the west line of Buckland Road, 158.14 feet to a point; thence running S 6° 39' 10" W along the west line of Buckland Road, 464.04 feet to a point in the north line of premises now or formerly of Annie V. Collins; thence running N 54° 46' W along the north line of said Collins premises, 155.11 feet, more or less, to an iron pipe; thence running N 54° 46' W along the north line of premises now or formerly of Benedict Kupchunos, et al, 1406 feet to a point in the east line of premises now or formerly of Lloyd Hevenor; thence running the following five courses and distances along said Hevenor premises: N 57° 22' 10" W, 119.93 feet to a point; N 54° 51' 30" W, 227.68 feet to a point; N 23° 22' 10" E, 41.80 feet to a point; N 39° 40' 50" E, 117.68 feet to a point; and N 37° 01' 40" E, 110.53 feet to an iron pipe; thence running S 66° 15' 00" E, 114.39 feet to a merestone; thence running southeast along the southwest line of premises now or formerly of one Jack, 102.85 feet to a merestone; thence running southeast along the southwest line of premises now or formerly of one Franco and premises now or formerly of one Dolan, in part by each, in all 199.82 feet to a merestone; thence running S 65° 19' 20" E along the southwest line of said Buckland premises, 859.42 feet to an iron pipe; and thence running N 39° 56' 30" E along the southeast line of said Buckland premises, 49.22 feet to the iron pipe in the south line of Deming Street at the point of beginning.

Containing 17.1 acres, more or less.

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Being the premises described in a warranty deed from Alex Sele, et al to Catholic Cemeteries Association of the Archdiocese of Hartford, Inc. dated May 31, 1967, and recorded in said Land Records in Volume 119, Page 234.

Excepting and excluding from the above described premises the following:

- (a) Those five pieces or parcels of land described in a certain quitclaim deed from Catholic Cemeteries Association of the Archdiocese of Hartford, Inc. to Town of South Windsor dated March 15, 1974, and recorded in said Land Records in Volume 178, Page 176;
- (b) Those seven pieces or parcels of land described in a warranty deed from Catholic Cemeteries Association of the Archdiocese of Hartford, Inc. to State of Connecticut dated January 11, 1993, and recorded in said Land Records in Volume 694, Page 239, together with grading, sloping, drainage, construction and other rights and easements appurtenant to the conveyed land; and
- (c) That certain piece or parcel of land described in a warranty deed from Catholic Cemeteries Association of the Archdiocese of Hartford, Inc. to State of Connecticut dated March 22, 1996, and recorded in said Land Records in Volume 887, Page 50, together with sloping, construction and other rights and easements appurtenant to the conveyed land.

Said premises are conveyed subject to the following:

- 1. Taxes to the Town of South Windsor on the List of October 1, 1999, and subsequent lists, which taxes the Grantee assumes and agrees to pay.
- 2. Drainage right of way in favor of the Town of South Windsor dated July 16, 1986, and recorded in said Land Records in Volume 442, Page 27.
- 3. Rights and easements in favor of the State of Connecticut described in warranty deed dated January 11, 1993, and recorded in said Land Records in Volume 694, Page 239.
- 4. Rights and easements in favor of the State of Connecticut described in warranty deed dated March 22, 1996, and recorded in said Land Records in Volume 887, Page 50.
- 5. Rights of the parties in possession under existing unwritten leases expiring December 31, 2000.

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-2-STATE OF CONNECTICUT)
: ss. Hartford
COUNTY OF HARTFORD)

The foregoing instrument was acknowledged before me this 19th day of October, 2000, by Rev. David M. Walker, Secretary of CATHOLIC CEMETERIES ASSOCIATION OF THE ARCHDIOCESE OF HARTFORD, INC., a Connecticut nonstock corporation, on behalf of the corporation.

Rosemary G. Hayes
Rosemary G. Hayes
Commissioner of the Superior Court
Notary Public
My commission expires: _____
Affix Seal _____

Latest Mailing Address of Grantee:
231 Central Avenue
White Plains, New York 10606

RECORDED FOR RECORD:
OCT 19 19 2000 TIME 4:35 P.
Theresa G. Saurer
Assistant CLERK, SOUTH HARTFORD, CT

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