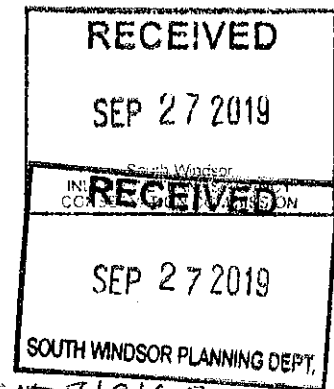


**TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION
APPLICATION FORM**

Application Number: 19-48P
Official Receipt Date: 10-15-19
Munis Application #: 201902179



APPLICANT: Scannell Properties #405, LLC

PROJECT NAME: 240 Ellington Road Distribution Center

COMPLETE LOCATION OF PROPERTY: 240 Ellington Road & R008A John Fitch Boulevard

OWNER OF RECORD ON LAND RECORDS: DCK Leasing Company LLC

OWNER ADDRESS: Six PPG Place, Suite 700, Pittsburgh PA 15222

GIS PIN # 30300240 & 4770R008A ZONE CD

NAME, ADDRESS, TELEPHONE & EMAIL ADDRESS OF PERSON TO WHOM INQUIRIES SHOULD BE DIRECTED:

Benjamin Wheeler, Design Professionals, Inc.
21 Jeffrey Drive, South Windsor CT 06074 bwheeler@dpinc.co
(860) 291-8755

Estimated presentation time: 15 min

THIS APPLICATION IS FOR: (Check all that apply):

- ☐ Zone Change to _____ (Public Hearing and Certificate of Mailing Required)
- ☐ Open Space Subdivision/Resubdivision (Public Hearing and Certificate of Mailing Required)
- ☐ Subdivision ☐ Minor ☐ Major
- ☐ Resubdivision (Public Hearing Required) ☐ Minor ☐ Major
- ☐ Conditional Subdivision
- ☒ Special Exception to Table 4.4.5 E.1 (Public Hearing and Certificate of Mailing Required)
- ☒ Site Plan of Development ☒ New ☐ Modification Building(s) Sq Ft 182,000 sf
- ☐ General Plan of Development
- ☐ Earth Filling (Sec. 7.6) and/or Earth Removal (Sec. 7.16) (Public Hearing and Certificate of Mailing Required)
- ☐ Regulation Amendment ☐ Zoning ☐ Subdivision - Attach proposed amendment (Public Hearing Required)
- ☐ Temporary and Conditional Permit (Public Hearing Required) for _____
- ☐ Temporary and Conditional Permit Renewal for _____
- ☐ Detached In Law Apartment or ☐ Accessory Apartment (Public Hearing and Certificate of Mailing Required)
- ☐ Major Home Occupation (Certificate of Mailing Required) for _____
- ☐ Other (explain in detail) _____

PLEASE NOTE: An Application Pending Sign is required to be posted on the property for all applications ten (10) days prior to being heard by the Commission.

[Signature]
Signature of Applicant
Zachary Zweifler

Print Name of Applicant

[Signature]
Signature of Property Owner
Peter R. DeMallie, Agent for Owner

Print Name of Property Owner

Revised 1/9/2017



P.O. BOX 1167
21 JEFFREY DRIVE
SOUTH WINDSOR, CT 06074
PHONE: 860.291.8755
FAX: 860.291.8757
www.designprofessionalsinc.com

CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS / PLANNERS / LANDSCAPE ARCHITECTS
Serving Connecticut, Massachusetts, & Rhode Island

LETTER OF TRANSMITTAL

To: Town of South Windsor
Planning Department
1540 Sullivan Avenue
South Windsor CT 06074

Date: 9/27/19

DPI Project No. 4260

Re: 240 Ellington Road Distribution Center

WE ARE SENDING YOU: ☒ Attached ☐ Under separate cover via _____ the following items:
☐ Shop Drawings ☒ Prints ☐ Renderings ☐ Specifications
☐ Copy of Letter ☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
1	9/27/19		Planning and Zoning Application + 1 copy of Owner Authorization to Sign on I
1	9/27/19		Special Exception Narrative & Deeds
1	9/26/19		List of abutters
1	10/1/19		Sample abutter letter (to be mailed and certified within 10 days of receipt)
1	9/23/19		Fee payment of \$4,060 (Scannell Properties Ch#50965)
3	9/27/19		Site Plans

THESE ARE TRANSMITTED AS CHECKED BELOW:

☒ For Approval ☐ For review and comment ☐ No exceptions taken
☐ For your use ☐ For bids due ☐ Make corrections
☐ As requested ☐ Prints returned after loan to us ☐ Make corrections

REMARKS:

SIGNED:

CC:

Benjamin P. Wheeler, P.L.A.

DCK LEASING COMPANY, LLC

May 13, 2019

Please be advised that Peter R. DeMallie, President of Design Professionals, Inc., is hereby authorized to execute, on our behalf, any land use and related applications associated with the development of our properties known as 240 Ellington Road and R8 John Fitch Boulevard in South Windsor, Connecticut.

Sincerely,

DCK LEASING COMPANY, LLC, a Delaware Limited Liability Company

By:  _____

Printed: Chris Barbe _____

Title: Senior Vice President _____

Date: 5/15/19 _____

Owner Name	Owner Last Name	Mailing Address	Mailing City	Mailing State	Mailing Zip
BRADLEY MORGAN J JR	LIVING TRUST	503 KEBALO LANE	SOUTH WINDSOR	CT	06074- 0000
CASS ENTERPRISES LLC		260 ELLINGTON RD	SOUTH WINDSOR	CT	06074- 0000
DCK LEASING COMPANY LLC		SIX PPG PLACE STE 700	PITTSBURGH	PA	15222- 0000
DRMR REALTY LLC		420-B ELLINGTON ROAD	SOUTH WINDSOR	CT	06074- 0000
SCARBORO PROPERTIES LLC		50 SCARBORO RD	HEBRON	CT	06248- 0000
STATE OF	CONNECTICUT	2800 BERLIN TURNPIKE	NEWINGTON	CT	06111- 0000
STATE OF	CONNECTICUT	165 CAPITOL AVE	HARTFORD	CT	06106- 0000



P.O. BOX 1167
21 JEFFREY DRIVE
SOUTH WINDSOR, CT 06074
PHONE: 860.291.8755
FAX: 860.291.8757
www.designprofessionalsinc.com

CIVIL & TRAFFIC ENGINEERS / PLANNERS / SURVEYORS / GIS ANALYSTS / LANDSCAPE ARCHITECTS
Serving Connecticut, Massachusetts, & Rhode Island

October 1, 2019

BRADLEY MORGAN J JR LIVING TRUST
503 KEBALO LANE
SOUTH WINDSOR, CT 06074- 0000

Re: Inland Wetlands & Watercourses / Planning & Zoning Applications
240 Ellington Road and R008 John Fitch Boulevard

Dear BRADLEY MORGAN J JR LIVING TRUST,

In accordance with Section 7.3b of the "Town of South Windsor Inland Wetlands, Watercourses, and Conservation Regulations", we are required to notify you that an application has been filed on the property abutting yours and is subject to a hearing by the Inland Wetlands Agency/Conservation Commission. The application and plans are on file with the South Windsor Planning Department.

As an abutting property owner, you are invited to the hearing to ask questions and/or give comments, however, you are not required to attend. You may also submit written comments regarding the application prior to the hearing if you so desire. For further information regarding the specific date this will heard please contact Jeff Folger, Environmental Planner/Conservation Officer, Planning Department, 860-644-2511, ext. 229.

Furthermore, in accordance with the Rules & Regulations of the South Windsor Planning & Zoning Commission, you are hereby notified that an application has been filed on the property abutting your property and is subject to a hearing by the Planning & Zoning Commission. The application and plans are on file with the South Windsor Planning Department.

As an abutting property owner, you are invited to the hearing(s) to ask questions and/or give comments, however, you are not required to attend. You may also submit written comments regarding the application(s) prior to the meeting if you so desire. For further information regarding the specific date this application will be heard, please contact Michele Lipe, AICP, Town Planner, at the South Windsor Planning Department at 860-644-2511, ext. 252.

If you have any questions regarding the specifics of the plans, please feel free to contact our office at 860-291-8755. Thank you.

Sincerely,
DESIGN PROFESSIONALS, INC.

Benjamin P. Wheeler, PLA
Director of Operations

Cc: Town of South Windsor
Client

September 27, 2019

Ms. Michele Lipe
Director of Planning
Town of South Windsor
1540 Sullivan Avenue
South Windsor, CT 06074

Re: 240 Ellington Road Distribution Center / Scannell Properties #405, LLC
Outdoor Storage Special Exception Narrative

Dear Ms. Lipe:

On behalf of our client, Scannell Properties #405, LLC, we are submitting this brief project narrative demonstrating compliance with the special exception criteria for the proposed outdoor storage.

SPECIAL EXCEPTION – OUTDOOR STORAGE

Section 4.4.5 E. of the Zoning Regulations allows for outdoor storage as a Special Exception use in the I-291 Corridor Development Zone subject to certain criteria:

1. *Outdoor storage is NOT allowed for products and/or materials used in manufacturing, processing, packaging and/or assembly of components or goods for sale or distribution; construction businesses; or wholesale or retail sales (except garden/nursery centers accessory to a permitted use). Outdoor storage, however, IS allowed as an accessory use to a product distribution center, provided*
 - a. *The maximum allowable area of outdoor storage is no greater than 10% of the total site area.*
 - b. *Such outdoor storage area is appropriately screened from public streets by effective architectural and/or landscape architectural elements, which may include, for example, extensions of building walls, plant materials, berms, fences, or a combination of one or more of these elements.*
2. *Outdoor storage must be screened from public streets. The Commission may require that outdoor storage also be screened from abutting properties.*
3. *Outdoor activities must be screened from public streets and abutting properties unless the Commission determines that screening is not necessary because the outdoor activities do not detract from the character of the development and the neighborhood.*

We believe the proposed plans meet the above criteria because:

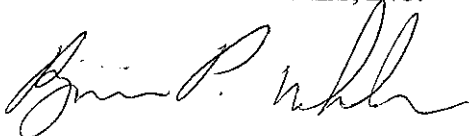
- The proposed use is a product distribution center and the materials stored outdoors will not be used in the manufacturing, processing, packaging and/or assembly of goods for sale or distribution.
- 10% of the total site area is proposed as outdoor storage as depicted on the site plans.
- The outdoor storage area will be situated behind existing developed properties on Ellington Road which block views of the area. Additional screening will be provided as necessary to ensure the area is appropriately screened from Ellington Road and John Fitch Boulevard. The location and height of the building will completely block the views of the outdoor storage area from Interstate 291.

The outdoor storage is also subject to the Special Exception Review Criteria outlined in Section 8.4 B of the Zoning Regulations. We believe the proposed outdoor storage meets the review criteria, namely:

1. *The proposal is consistent with the goals and objectives of the Plan of Conservation and Development.* The POCD supports continued development in the I-291 Corridor Development Zone allowing for development flexibility to take advantage of the nearby highway access.
2. *The application has met the requirements of the zoning regulations.* The outdoor storage meets the requirements of the regulations as outlined above.
3. *The land is physically suited to the proposed use.* The land is physically suited for a flat outdoor storage area as depicted on the site plans.
4. *Minimal, if any, adverse environmental impacts are created.* No hazardous materials will be stored in the outdoor storage area. Water quality measures will be implemented in accordance with DEEP guidelines to treat stormwater running off the site, including the outdoor storage area.
5. *No traffic or other hazards will be created.* No adverse traffic impacts are expected as a result of this project.
6. *The impacts on the capacity of the present and proposed utilities, street, drainage systems, sidewalks, and other elements of the infrastructure will be minimal.* The impacts on utilities will be minimal. The outdoor storage area will be accommodated in the Stormwater Management Plan.
7. *There will be minimal or no adverse effects on existing uses in the area.* Due to the required screening and location in the CD zone, there will be minimal adverse effects on existing uses in the area.
8. *Surrounding property values will be conserved.* Existing property values will not be adversely impacted as a result of the outdoor storage or the distribution center use.
9. *The character of the neighborhood will be maintained or minimally disrupted.* Due to the required screening, the character of the neighborhood will be minimally disrupted.
10. *The general welfare of the community will be served.* The general welfare of the community will be served through the development of properties that have remained vacant for decades.
11. *There is a balance between neighborhood acceptance and community needs.* The nearest properties to the outdoor storage area are commercial/industrial in nature and are separated by an Eversource easement for power lines.
12. *Historic factors are adequately protected; or due consideration to preservation of historic factors has been demonstrated.* There are no known historic factors in the area of the outdoor storage.
13. *The overall physical appearance of the proposed development is compatible with surrounding development and the Commission's goals for the neighborhood/corridor.* The proposed development will be compatible with the existing neighboring businesses and nearby distribution centers that have been approved on Ellington Road
14. *The architectural design is aesthetically pleasing and blends well into the surrounding area.* The applicant will work with the Commission to ensure the screening of the outdoor storage is aesthetically pleasing.

We look forward to reviewing this application with Town Staff and the Commission, and are available should you have any questions or comments.

Sincerely,
DESIGN PROFESSIONALS, INC.



Benjamin P. Wheeler, PLA
Director of Operations

003686

After recording return to:

QUIT-CLAIM DEED

The Town of South Windsor, a Municipal Corporation existing under the laws of the State of Connecticut, having an address of 1540 Sullivan Avenue, South Windsor, CT 06074, acting by and through the South Windsor Town Manager (hereinafter the "Grantor") for One Dollar (\$1.00) and other valuable consideration, does hereby grant, bargain, sell, confirm, remise and release WITH QUIT CLAIM COVENANTS unto dck Leasing Company, LLC, a Delaware Limited Liability Company, its successors and assigns forever all the right title, interest, claim and demand whatsoever as the Grantor has or ought to have in or to:

That certain piece and parcels of land with buildings and improvements, if any, located thereon, in the Town of South Windsor, County of Hartford and State of Connecticut, more particularly described in Schedule A, attached hereto and made a part hereof.

In the event Grantee fails to obtain a Certificate of Occupancy issued by the Town of South Windsor for a 25,000 square foot or larger commercial building on the property conveyed herein, or on the property that is identified as "Schedule A" to the Deed recorded in Volume 2077 Page 183 of the Land Records of the Town of South Windsor, such Certificate of Occupancy to be issued within eighteen (18) months of the earliest of: a) the date that a revised site plan is approved and filed with the Town of South Windsor by Grantee, or b) December 15, 2016, then title to the property described herein shall automatically revert and vest to the Grantor, and the Grantor shall be entitled to immediate possession of the property. In the event that no revised site plan is filed with the Town of South Windsor by Grantee, its successor and/or assigns, on or before December 15, 2016, then the property shall automatically revert and vest to the Grantor and the Grantor shall be entitled to immediate possession of the property on December 16, 2016.

Signed, sealed and delivered on this 27th day of May, 2016 in the presence of:

Witness Jodi Burgess

Matthew B. Galligan
MATTHEW B. GALLIGAN
TOWN MANAGER
TOWN OF SOUTH WINDSOR

Witness KEITH YOUNG

Conveyance Tax Received
State \$ _____ Local \$ Eight
Heidi Trahan
Town Clerk of South Windsor

STATE OF CONNECTICUT)
) ss. South Windsor
COUNTY OF HARTFORD)

On this 27th day of May, 2016, before me, the undersigned notary, personally appeared Matthew B. Galligan, known to me, or satisfactorily proven to be, the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained, as his free act and deed.

Notary Public
My commission expires: 9/30/16



Doc ID: 002442030002 Type: LAN
Book 2530 Page 231 ~ 232
File# 03686

Schedule A**Property Description**

That certain parcel of land, situated in the Town of South Windsor, County of Hartford and State of Connecticut located southeasterly of U.S. Route 5, John Fitch Boulevard, containing 2.24 acres, more or less, and more particularly shown as the parcel labeled as "RELEASE AREA = 2.24± ACRES" on a map filed in the South Windsor Town Clerk's Office on May 20, 2010 as Map No. 3679 entitled, "TOWN OF SOUTH WINDSOR MAP SHOWING LAND RELEASED TO TOWN OF SOUTH WINDSOR BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION U.S. ROUTE 5 JOHN FITCH BOULEVARD SCALE 1" = 40' JAN. 2010 THOMAS A. HARLEY, P.E. CHIEF ENGINEER - BUREAU OF ENGINEERING AND CONSTRUCTION" TOWN NO 132, PROJ. NO. 132-070, SERIAL NO. 027E, SHEET NO. 1 OF 1, bounded and described as follows:

Beginning at a point of the northeasterly intersection of the property and the westerly property line of land now or formerly of Robert D. Milkie and at the southeasterly corner of land now or formerly of the Town of South Windsor;

Thence S 56° 20' 42" W along the westerly property line now or formerly of Robert D. Milkie, 83.97 feet, to a point;

Thence N 67° 46' 10" W along the northerly property line for land now or formerly of Robert D. Milkie, 16.69 feet, to a point;

Thence S 33° 08' 01" E along the southwesterly property line for land now or formerly of Robert D. Milkie, 54.79 feet, to a point;

Thence in a southeasterly direction on a spiral curve to the right, having a theta angle of 00° 53' 59", arc length of 104.91 feet, long tangent of 69.48 feet, short tangent of 35.26 feet and a chord of S 32° 49' 47" E, 104.90 feet, to a point on the northerly property line of land now or formerly of the Town of South Windsor;

Thence N 59° 53' 30" W along the northerly property line for land now or formerly of the Town of South Windsor, 721.61 feet, to a point on the easterly non-access right-of-way line of land now or formerly of Connecticut Southern Railroad;

Thence N 15° 31' 11" E along the easterly non-access right-of-way line of land now or formerly of Connecticut Southern Railroad, 154.99 feet to a point on the southerly property line of land now or formerly of the Town of South Windsor;

Thence S 59° 53' 30" E along the southerly property line of land now or formerly of the Town of South Windsor, 671.96 feet, to the point and place of beginning.

Said parcel contains 2.24± acres.

Received for Record *6/22/2016*
 At 9:45 AM
 Recorded in South Windsor, CT
 By *[Signature]*
 Town Clerk

07032

After Recording Return To:

Alisa N. Carr
Leech Tishman Fuscaldo & Lampl, LLC
525 William Penn Place, 28th Floor
Pittsburgh, PA 15219

QUIT CLAIM DEED



To all People to whom these Presents shall come, Greeting:

KNOW YE, THAT, **CONNECTICUT STUDIOS, LLC**, a Connecticut limited liability company having an address at 1300 Division Road, Suite 201, West Warwick, Rhode Island 02893 (hereinafter the "Grantor"), for One Dollar (\$1.00) and other valuable consideration, does hereby give, grant, bargain, sell, confirm, remise and release **WITH QUIT CLAIM COVENANTS** unto ack Leasing Company, LLC a Delaware limited liability
Company, (hereinafter, the "Grantee"), its successors and assigns forever all the right, title, interest, claim and demand whatsoever as the Grantor has or ought to have in or to all that certain pieces or parcels of land situated in the Town of South Windsor, County of Hartford and State of Connecticut particularly bounded and described as Parcels 1 and 2 as set forth in "**Schedule A**" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the premises, with all of the appurtenances thereto, unto the said Grantee and unto its successors and assigns forever.

Without limiting the effect of the conveyance of title to the within premises by the Grantor to the Grantee herein, it is the intention of the parties hereto that this instrument is not a Deed in Lieu of Foreclosure and no merger shall occur with respect to the Open-End Mortgage held by dek North America, LLC, which Mortgage was dated June 23, 2009 and recorded in Volume 2182 at Page 15 of the South Windsor Land Records, with respect to any lien or encumbrance on the property conveyed herein.

677870

STATE \$ _____ LOCAL \$ _____ 12.1

non meher

VOL 2383 PAGE 0300

IN WITNESS WHEREOF, the said Grantor has hereunto set its hands and seal the 14 day of November, 2013.

Signed, Sealed and Delivered
in the presence of:

Jessica K. Conner
Maie M. Hall
Jessica K. Conner
Maie M. Hall

CONNECTICUT STUDIOS, LLC

By Its Members
Halden Acquisition Group II, LLC

By: [Signature]
Ralph A. Palumbo
Its Manager

By: [Signature]
Anthony J. DeVicario
Its Manager

PACIFICA VENTURES, LLC

By: _____
Hal Katersky
Its Chairman

By: _____
Dana Arnold
Its Chief Executive Officer

Agreed to this __ day of _____, 2013 by **dck NORTH AMERICA, LLC**, as the Special Manager of Connecticut Studios, LLC pursuant to section 10.4 of the Member's Agreement of Connecticut Studios, LLC dated as of June 1, 2009.

dck NORTH AMERICA, LLC

By: _____
Name: _____
Title: _____

677870

VOL 2383 PAGE 0301

IN WITNESS WHEREOF, the said Grantor has hereunto set its hands and seal the 14th day of November, 2013.

Signed, Sealed and Delivered
in the presence of:

CONNECTICUT STUDIOS, LLC
By Its Members
Halden Acquisition Group II, LLC

By: _____
Ralph A. Palumbo
Its Manager

By: _____
Anthony J. DelVicario
Its Manager

PACIFICA VENTURES, LLC
By: _____
Hal Katersky
Its Chairman

By: _____
Dana Arnold
Its Chief Executive Officer

Agreed to this ____ day of _____, 2013 by **dck NORTH AMERICA, LLC**, as the Special Manager of Connecticut Studios, LLC pursuant to section 10.4 of the Member's Agreement of Connecticut Studios, LLC dated as of June 1, 2009.

dck NORTH AMERICA, LLC

By: _____
Name: _____
Title: _____

677870

VOL 2383 PAGE 0302

IN WITNESS WHEREOF, the said Grantor has hereunto set its hands and seal the 14 day
of NOVEMBER 2013.

Signed, Sealed and Delivered
in the presence of:

CONNECTICUT STUDIOS, LLC
By Its Members
Halden Acquisition Group II, LLC

By: _____
Ralph A. Palumbo
Its Manager

By: _____
Anthony J. DelVicario
Its Manager

PACIFICA VENTURES, LLC

By: _____
Hal Katersky
Its Chairman

By: _____
Dana Arnold
Its Chief Executive Officer

Agreed to this ___ day of _____, 2013 by dck NORTH AMERICA, LLC, as the Special Manager
of Connecticut Studios, LLC pursuant to section 10.4 of the Member's Agreement of Connecticut
Studios, LLC dated as of June 1, 2009.

dck NORTH AMERICA, LLC

By: _____
Name: _____
Title: _____

STATE OF _____)

677870

VOL 2383 PAGE 0303

IN WITNESS WHEREOF, the said Grantor has hereunto set its hands and seal the ____ day
of _____, 2013.

Signed, Sealed and Delivered
in the presence of:

CONNECTICUT STUDIOS, LLC
By Its Members
Halden Acquisition Group II, LLC

By: _____
Ralph A. Palumbo
Its Manager

By: _____
Anthony J. DelVicario
Its Manager

PACIFICA VENTURES, LLC

By: _____
Hal Katersky
Its Chairman

By: _____
Dana Arnold
Its Chief Executive Officer

Agreed to this 14th day of November, 2013 by dck NORTH AMERICA, LLC, as the Special Manager of
Connecticut Studios, LLC pursuant to section 10.4 of the Member's Agreement of Connecticut Studios,
LLC dated as of June 1, 2009.

dck NORTH AMERICA, LLC

By: [Signature]
Name: John T. O'Reilly
Title: CFO

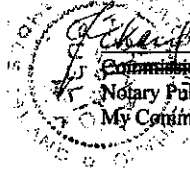
677870

VOL 2383 PAGE 0304

STATE OF RI)
COUNTY OF Kent) at

On this 14 day of Nov., 2013, before me, the undersigned, personally appeared Ralph A. Palumbo as Manager of Halden Acquisition Group II, LLC which in turn is a Member of Connecticut Studios, LLC, proved to me through satisfactory evidence of identification, which was personal knowledge to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

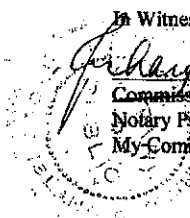
In Witness Whereof I hereunto set my hand.

 Richard V. DiSavino
Commissioner of Superior Court/
Notary Public
My Commission Expires: 12/15/13

STATE OF RI)
COUNTY OF Kent) at

On this 14 day of Nov., 2013, before me, the undersigned, personally appeared Anthony J. DelVicario as Manager of Halden Acquisition Group II, LLC which in turn is a Member of Connecticut Studios, LLC, proved to me through satisfactory evidence of identification, which was personal knowledge to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

In Witness Whereof I hereunto set my hand.

 Richard V. DiSavino
Commissioner of Superior Court/
Notary Public
My Commission Expires: 12/15/13

677870

VOL 2383-PAGE 0305

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los AngelesOn 11/14/13

Date

before me,

Lori Ann Woodruff, notary public

Here Insert Name and Title of the Officer

personally appeared Harold Katersky

Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☒ Trustee
☐ Guardian or Conservator
☐ Other: _____

 RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer Is Representing: _____

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

 RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer Is Representing: _____

VOL 2383 PAGE 0306

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Los AngelesOn 11/14/13 before me, Albert Diaz (Notary)

Date

Here Insert Name and Title of the Officer

personally appeared Dana Arnold

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature]

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached DocumentTitle or Type of Document: Quit Claim DeedDocument Date: November 14, 2013 Number of Pages: 2 pgs.

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Individual☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Individual☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

VOL 2383-PAGE 0307

SCHEDULE AParcel 1:

Being that certain parcel of land situate in the Town of South Windsor, County of Hartford, State of Connecticut, as depicted on a map entitled: "Boundary and Topographic Survey, Prepared for Helden Acquisition Group, Ellington Road & John Fitch Boulevard, South Windsor, Connecticut, Date: 5/28/09, Revised: 07/29/09, and 10/16/09, Scale: 1"=100', By: Design Professionals, Inc., Sheet 1 & 2 of 3", being more particularly bounded and described as follows:

Beginning at CHD monument on the northwesterly right-of-way line of Ellington Road with its intersection with the northerly non-access highway line of Interstate 291, also being the southern most corner of the herein described parcel;

Thence N 68°02'39" W along the northerly non-access highway line of Interstate 291, 421.00 feet to a point;

Thence N 68°02'39" W along the northerly non-access highway line of Interstate 291, 420.33 feet to a CHD monument at the easterly non-access highway line of land now or formerly Connecticut Southern Railroad;

Thence N 15°32'47" E along the easterly non-access right-of-way line land now or formerly Connecticut Southern Railroad, 307.80 feet to a point;

Thence S 74°27'12" E along the southerly non-access right-of-way line of land now or formerly Connecticut Southern Railroad, 16.58 feet to a point;

Thence N 15°31'11" E along the easterly non-access right-of-way line of land now or formerly Connecticut Southern Railroad, 456.74 feet to a point on the southerly property line of land now or formerly State of Connecticut;

Thence S 59°53'30" E along the southerly property line of land now or formerly State of Connecticut, 721.61 feet, to a point on the westerly property line of land now or formerly Isabella P. Higgins;

Thence in a southeasterly direction along the southwesterly property line of land now or formerly Isabella P. Higgins, on a spiral curve to the right having theta angle of 03°30'23", arc length of 127.38, long tangent of 71.53 feet, short tangent of 55.90 feet and a chord bearing of S 30°41'45" E 127.36 feet, to a point on the northwesterly property line of land now or formerly Cass Enterprises, LLC;

Thence S 60°11'55" W along the northwesterly property line of land now or formerly Cass Enterprises, LLC, 138.30 feet to a point;

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Thence S 30°25'10" E along the southwesterly property line of land now or formerly Cass Enterprises, LLC, 375.21 feet to a point;

Thence S 68°46'43" E along the southerly property line of land now or formerly Cass Enterprises, LLC, 63.33 feet to a point on the northwesterly right-of-way line of Ellington Road;

Thence S 58°26'55" W along the northwesterly right-of-way line of Ellington Road, 208.59 feet, to a CHD monument;

Thence S 37°49'49" W along the northwesterly right-of-way line of Ellington Road, 95.57 feet to the point and place of beginning.

Said parcel contains 597,613 sq. ft. or 13.719 acres.

Parcel 2:

Being that certain parcel of land situate in the Town of South Windsor, County of Hartford, State of Connecticut, as depicted on a map entitled: "Boundary and Topographic Survey, Prepared for Halden Acquisition Group, Ellington Road & John Fitch Boulevard, South Windsor, Connecticut, Date: 5/28/09, Revised: 07/29/09 and 10/16/09, Scale: 1"=100', By: Design Professionals, Inc., Sheet 2 of 3", being more particularly bounded and described as follows:

Beginning at Brownstone monument on the northwesterly property line of land now or formerly Robert D. Milkie and the southeasterly property line of the herein described parcel;

Thence S 62°33'58" W along the northwesterly property line of land now or formerly Robert D. Milkie, 166.25 feet to a point at the northeasterly property corner of land now or formerly State of Connecticut;

Thence N 59°53'30" W along the northerly property line of land now or formerly State of Connecticut, 671.96 feet, to a point on the easterly non-access right-of-way line of land now or Connecticut Southern Railroad;

Thence N 15°31'11" E along the easterly non-access right-of-way line for land now or formerly Connecticut Southern Railroad, 566.35 feet, to a point at the southwesterly property corner of land now or formerly Andre L. Charbonneau & Associates;

Thence in a southerly direction along the westerly property line of land now or formerly Andre L. Charbonneau & Associates, on a spiral curve to the left, having a Theta angle of 1°33'44", an arc length of 26.04 feet and a chord of S 05°30'41" W 26.04 feet, to a point;

Thence in a southerly direction along the westerly property line of land now or formerly Andre L. Charbonneau & Associates, on a curve to the left, having a delta angle of 16°10'15", radius of 922.37 feet, and arc length of 260.32 feet and a chord of S 03°21'18" E 259.46 feet, to a point;

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Thence S 65°33'46" E along the southerly property line of land now or formerly Andre L. Charbonneau & Associates, passing through a brownstone monument at 32.01 feet, continuing a total of 847.76 feet to a point on the westerly property line of land now or formerly Robert D. Milkie;

Thence S 29°06'54" W along the westerly property line of land now or formerly Robert D. Milkie, 229.99 feet, to a point;

Thence N 72°18'18" W along the northerly property line of land now or formerly Robert D. Milkie, 100.00 feet to the point and place of beginning.

Said parcel contains 299,900 sq. ft. or 6.884 acres.

RECEIVED FOR RECORD 12-2-13
J 1:50 PM
RECORDED IN SOUTH WINDSOR, CT
BY Don Tiano
TOWN CLERK