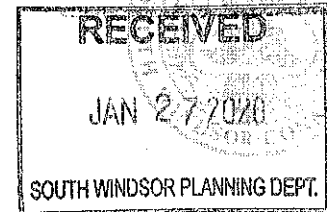


**TOWN OF SOUTH WINDSOR  
PLANNING & ZONING COMMISSION  
APPLICATION FORM**

Application Number: 20-05P  
Official Receipt Date: 1-28-20  
Munis Application #: 202000158



APPLICANT: REAL ESTATE ADVISORY GROUP LLC

PROJECT NAME:

COMPLETE LOCATION OF PROPERTY: 1239 & 1249 JOHN FITCH BLVD.

OWNER OF RECORD ON LAND RECORDS: 1239 JOHN FITCH BLVD, LLC & 1249 JOHN FITCH BLVD, LLC

OWNER ADDRESS: P.O. Box 568 HARTFORD, CT. 06141

GIS PIN # 47701239 & 47701249 ZONE I

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

Daniel Rosow, 1131 Tolland TPK. #260 Manchester, CT. 06042

860-305-7466 Daniel.rosow@gmail.com Estimated presentation time: 30 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 4.1.1A (Public Hearing and Certificate of Mailing Required)
- ☒ Site Plan of Development ☐ New ☒ Modification Building(s) Sq Ft #1249 = 15,618 #  
#1239 = 10,320 #
- ☐ 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) \_\_\_\_\_

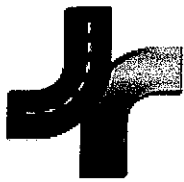
**PLEASE NOTE: An Application Pending Sign is required to be posted on the property for all applications ten (10) days prior to being heard by the Commission.**

X Daniel Rosow  
Signature of Applicant

X DANIEL Rosow  
Print Name of Applicant

X Gary Denovani  
Signature of Property Owner

X Gary Denovani  
Print Name of Property Owner



# RUSSO

SURVEYORS • ENGINEERS  
P.O. BOX 938, EAST WINDSOR, CT 06088

## LETTER OF TRANSMITTAL

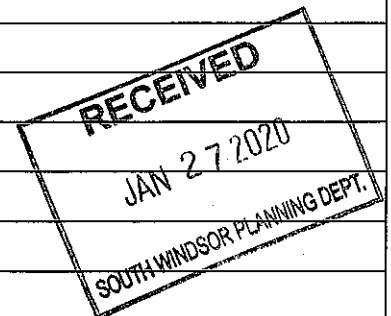
CT: (860) 623-0569  
MA: (413) 785-1158

TO Town of South Windsor  
Planning Department

DATE: 1-27-2020	JOB NO. 2019-099
ATTN: Michele Lipe	
RE: 1239 & 1249 John Fitch Blvd.	

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover Via Deliver the following items:  
☐ Cover Letter ☒ Paper Prints ☐ Mylars ☐ Specifications ☐ Report ☒ Other

COPIES	DATE	SHEET NO.	DESCRIPTION
3	1-24-2020	-/2	Site Plan
3		1/1	PZC Application
3		1/1	Abutter List
3	1-27-2020	-/4	Check List
1	1-27-2020		CHECK NO 3023



THESE ARE TRANSMITTED (as checked below):

☒ For approval ☐ For your use ☐ For review and comment ☐ As requested  
☐ For signature ☐ For your records ☐ Returned after loan to us ☐ For bids due \_\_\_\_\_

REMARKS:

CC: \_\_\_\_\_

SENT BY:

Nutmeg Road North 595 LLC  
48 Patria Road  
South Windsor, CT 06074

Spirit Master Funding X LLC  
P.O. Box 1228  
South Windsor, CT 06074

John Fitch Partners LLC  
10 Abbe Road  
South Windsor, CT 06074

Andre L. Charbonneau  
10 Abbe Road  
South Windsor, CT 06074

1209 John Fitch LLC  
1209 John Fitch Boulevard  
South Windsor, CT 06074

TOWN OF SOUTH WINDSOR CHECKLIST  
REQUIRED INFORMATION SITE PLANS

APPLICANT REAL ESTATE ADVISORY GROUP LLC  
PROJECT NAME 1239 / 1249 JOHN FITEH BLVD.

This checklist must be signed by plan preparer (P.E./L.S.) declaring that all required information is provided. Items 1-7 are required for all applications; items 8-11 required where appropriate.

Check mark for each item supplied.

- |             |  |
|-------------|--|
| <u>✓</u>    | 1. On each sheet for plans or maps, title block with the following information:  |
| <u>✓</u>    | a. Name, address and telephone of applicant.   |
| <u>✓</u>    | b. Name, address and telephone number of Land Surveyor or Professional Engineer.   |
| <u>✓</u>    | c. Name of Development.  |
| <u>✓</u>    | d. Date when drawings were made.   |
| <u>✓</u>    | 2. Key Map: An overall map drawn to a scale of 1 inch equals either 100 feet or 200 feet. This map will show the overall design of the Development and surrounding property within 500 feet. |
| <u>✓</u>    | a. Data block which gives needed zoning information such as percentage of lot coverage, acreage of tract, number of apartment units, parking requirements, etc.                              |
| <u>✓</u>    | b. Outline of buildings.   |
| <u>W/UA</u> | c. Layout of streets.  |
| <u>✓</u>    | d. Surrounding property boundaries-within 500 feet.  |
| <u>✓</u>    | e. Names of abutting property owners.  |
| <u>W/UA</u> | f. Proposed open spaces and recreation areas.  |
| <u>✓</u>    | g. Driveway cuts on abutting properties and any properties across from proposed site.  |
| <u>✓</u>    | h. Distance to and name of nearest intersection street.  |
| <u>✓</u>    | 3. Architectural Elevations: See attached checklist for Architecture and Design Review.  |

✓

4. Plot Plan: A layout map of the proposed site drawn to a scale of 1 inch equals 40 feet on either of the following size sheets: (1) 24" x 36" with a 3/4" ruled margin; (2) 18" x 24" with a 1/2" ruled margin, containing the following data:

✓

- a. Distance and bearings of all boundary lines and acreage of site. Iron pins required at all property angle points and shown on map.

✓

- b. Proposed streets and street lines with center line station, curve data, and parking spaces.

✓

- c. Building lines in accordance with zoning regulations.

—

- d. Proposed buildings and other structures, including signs, outside lighting, and dumpsters (on concrete pad and screened).

✓

- e. Easements, noting grantors, grantees, and purpose must be shown in table format, e.g. below

Grantor	Grantee	Type of Easement	Date Filed	Vol/Pg

✓

- f. Names of abutting property owners.

W/IA

- g. Monuments will be indicated at corners and angles of all streets and at all points of curvature and tangency. The monumented points within proposed site shall be coordinated. These coordinates shall appear in tabular form on the plot plan. The accessibility of these CGS points shall be determined by the Town Engineer.

W/IA

- h. All open space or other common or public land uses shall be indicated.

✓

- i. A-2 certification; P.E./L.S. Seal.

✓

5. Topographic Map: A map drawn to a scale of 1 inch to 40 feet on sheets not exceeding 24 inches by 36 inches, including ruled margins shall in addition to the requirements of the plot plans show the following:

✓

- a. All existing and proposed buildings.

✓

- b. Curb Lines and pavement width, sidewalks.

✓

- c. Existing and proposed sanitary sewers.

✓

- d. Existing and proposed water and all existing utilities.

✓

- e. Present wooded area indicated by foliage lines. Any trees to be saved should be shown.

✓

- f. Existing and proposed contours shall be shown in not less than two-foot intervals, but in cases of relatively level land, the contours shall be one-foot intervals and spot elevations.

✓

- g. Regulated wetlands and 100-year floodplain or note that none are present.

✓

- h. Proposed storm drainage system, showing all catch basins, endwalls, manholes, lengths and sizes of pipes and elevations of structures. (Maximum distance between catch basins shall be 300 feet and minimum size of storm drain lines shall be 15 inches, within Town ROW.) If plan/profile sheet is provided all of this does not need to be shown. Only top of frame elevations and inverts of open discharge pipe shall be shown on this plan.

W/IA

- i. Connections of all springs into proposed storm drainage system as needed.

✓

- j. Location and indications of existing brook channels, and 100-year flood limits.

✓

- k. A-2 & T-2 Certification; P.E & L.S. Seals.

✓

6. Landscaping plan

W/IA

7. Drainage calculations: - Zero Runoff Increase per attached guidelines.

W/IA

8. Traffic Report

\_\_\_\_\_

9. Site Lighting Plan

W/IA

10. Plans and Profiles: A plan and profile of the proposed streets drawn on plan/profile paper of scales 1 inch to 40 feet horizontally, and 1 inch to 4 feet vertically on sheets not exceeding 24 inches by 36 inches, including ruled margins and containing the following:

W/IA

- a. Layout of streets in sections coordinated by stations with the profile.

W/IA

- b. Street plan showing roadways, drainage, sanitary sewer (including house sewer), foundation drains, lot lines, buildings including all utilities with elevations (top frame and inverts), size, type, length, slopes of pipes.

W/IA

- c. Sight line at driveway & street intersections.

N/A

d. Profile of roadway showing existing and finished grades. Roadway profile will show all tangent grade and all vertical curve information.

N/A

e. Profile will show all catch basins and all drainage lines between catch basins with all invert and top of frame elevations, sizes, lengths and slopes of pipes.

N/A

f. Where any storm drainage line discharges into an existing brook sufficient profile of this brook will be shown to determine conditions.

✓

g. CGS datum shall be used on all sites accessible to these controls. The Town Engineer shall, based on standard engineering practices, determine the accessibility of these controls.

N/A

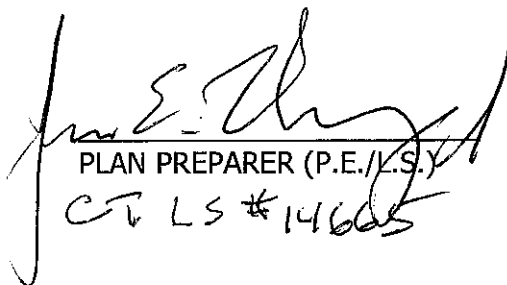
h. Profiles shall show all sanitary sewer lines and manholes, including elevations, (inverts, top of frame) sizes, lengths, and slopes of pipes. Top of foundation elevations for building shall be shown.

N/A

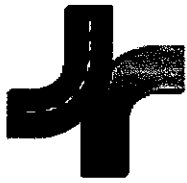
11. Open Space Site Improvement Plans: For sites which require or include a provision for open spaces, a plan which contains data for site improvement may be required. This map shall be drawn to a scale of 1 inch equals 40 feet.

N/A

12. Sanitary Report: Where individual sanitary sewage disposal systems are proposed, the final plans shall include a Sanitary Report certified by a Professional Engineer. The report shall demonstrate the feasibility of the proposed individual systems.

  
PLAN PREPARER (P.E./L.S.)  
CT LS #14605

1-27-2020  
DATE



# RUSO

SURVEYORS • ENGINEERS

P.O. BOX 938, EAST WINDSOR, CT 06088

CT: (860) 623-0569

MA: (413) 785-1158

## LETTER OF TRANSMITTAL

TO Town of South Windsor  
Planning Department

DATE: 1-28-2020	JOB NO. 2019-099
ATTN: Michele Lipe	
RE: 1239 & 1249 John Fitch Blvd.	

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover Via Pick-up the following items:

☒ Cover Letter ☐ Paper Prints ☐ Mylars ☐ Specifications ☐ Report ☒ Other

COPIES	DATE	SHEET NO.	DESCRIPTION
1		-/3	Deed Vol. 2385 Pg 96
1		-/2	Deed Vol. 1872 Pg. 341
1	1-28-2020	1/1	Abutter Letter
1	1-28-2020	1/1	Letter From Rick Zulick
1	1-28-2020	-/5	Cert. of Mailing Receipts

THESE ARE TRANSMITTED (as checked below):

☐ For approval ☐ For your use ☐ For review and comment ☒ As requested  
☐ For signature ☐ For your records ☐ Returned after loan to us ☐ For bids due \_\_\_\_\_

REMARKS:

CC: \_\_\_\_\_

SENT BY: 



**Datum Engineering & Surveying LLC.**

**Richard Zulick**

**Consulting Soil Science**

**400 Nott Highway**

**Ashford, CT 06278**

**(860) 429-1918**

*January 28, 2020*

*Town of South Windsor Inland Wetlands Agency*

*RE: Site Plan prepared for : Real Estate Advisory Group LLC  
1239 & 1249 John Fitch Boulevard  
South Windsor, Connecticut*

*To whom it may concern:*

*The wetlands on this plan have been field delineated in accordance with the standards of the National Cooperative Soil Survey and the definition of wetlands as found in the Connecticut General Statutes, Chapter 440, Section 22A-38.*

*This delineation is not intended to be used for soil mapping but to identify the wetland soils relative to the development and management of this parcel. The watercourse/ wetland boundaries have been marked with pink and blue flagging and labeled WB1 to WB22 as shown on plan. This delineation follows the edge of Stoughton Brook to a discharge pipe located near the southern portion of a parking lot located to the north of the subject property.*

*This plan is identified by Job no. 2019-101 , dated 1/24/20 MBL : 85-51 & 85-50 Zone 1 and Prepared by JR Russo & Associates LLC.*

*Please feel free to contact me at the above number if additional services are required or if you have any questions regarding this project.*

*Thank You,*



*Richard Zulick R.S , Soil Scientist*

January 28, 2020

**CERTIFICATE OF MAILING**

Dear Property Owner:

Re: Real Estate Advisory Group LLC  
1239 & 1249 John Fitch Boulevard

In accordance with Section 8.7 of the Town of South Windsor Zoning Regulations, you are hereby notified that an application has been filed on the property abutting yours 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 to ask questions and/or give comments. You may also submit written comments regarding the application prior to the hearing if you so desire. For additional information regarding the specific date this application will be heard, please contact the South Windsor Planning Department (860) 644-2511, ext. 329 or visit: [www.southwindsor-ct.gov/planning-department/pages/pending-and-recentlyapproved-applications](http://www.southwindsor-ct.gov/planning-department/pages/pending-and-recentlyapproved-applications).

Sincerely,

Daniel Rosow  
Real Estate Advisory Group LLC  
1131 Tolland Tpke  
Manchester, CT 06042

Nutmeg Road North 595 LLC  
48 Patria Road  
South Windsor, CT 06074

Spirit Master Funding X LLC  
P.O. Box 1228  
South Windsor, CT 06074

John Fitch Partners LLC  
10 Abbe Road  
South Windsor, CT 06074

Andre L. Charbonneau  
10 Abbe Road  
South Windsor, CT 06074

1209 John Fitch LLC  
1209 John Fitch Boulevard  
South Windsor, CT 06074

**RUSO**  
SURVEYORS-ENGINEERS  
P.O. Box 938 East Windsor

Check type of mail or service:

- |   |  |
|---|--|
| <input type="checkbox"/> Adult Signature Required | <input type="checkbox"/> Adult Signature Restricted Delivery |
| <input type="checkbox"/> Certified Mail           | <input type="checkbox"/> Recorded Delivery (International)   |
| <input type="checkbox"/> COD                      | <input type="checkbox"/> Registered                          |
| <input type="checkbox"/> Delivery Confirmation    | <input type="checkbox"/> Return Receipt for Merchandise      |
| <input type="checkbox"/> Express Mail             | <input type="checkbox"/> Signature Confirmation              |

**Affix Stamp Here**  
*(If issued as a  
certificate of mailing  
or for additional  
copies of this bill)*

Postmark and  
Date of Receipt

Article Number

Nutmeg Road North 595 LLC  
48 Patria Road  
South Windsor, CT 06074

Spirit Master Funding X LLC  
P.O. Box 1228  
South Windsor, CT 06074

John Fitch Partners LLC  
10 Abbe Road

South Windsor, CT 06074  
Andre L. Charbonneau  
10 Abbe Road

South Windsor, CT 06074

1209 John Fitch LLC

1209 John Fitch Boulevard  
South Windsor, CT 06074

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office
--	---

PS Form 3877, June 2011 (Page 1 of 2)

Postmaster, Per (Name of receiving employee)

Complete by Typewriter, Ink, or Ball Point Pen

**See Privacy Act Statement on Reverse**

U.S. POSTAGE PAID  
JANUARY 1988  
\$2.75  
WINDSOR, CT  
R390K1-34730-05

0000  
UNITED STATES  
POSTAL SERVICE

Adult Signature Required				
Adult Signature Restricted Delivery				
Delivery Confirmation				
Signature Confirmation				
Special Handling				
Restricted Delivery				
Return Receipt				

Signature Confirmation	Special Handling
------------------------	------------------

**Restricted Delivery**

## Special Handling

## Delivery Confirmation

**Adult Signature Restricted Delivery**

**Adult Signature Required**

DOS	SC	SH
Fee	Free	Free

68090

07168

## WARRANTY DEED

KNOW YE, That MILIKI, LLC a Connecticut Limited Liability Company with its principal place of business located in the Town of South Windsor, County of Hartford and State of Connecticut, acting herein by MICHELE MELO, it's Member, duly authorized, hereinafter called the Grantor,

for the consideration of **FIVE HUNDRED THOUSAND AND NO/100THS (\$500,000.00) DOLLARS**

received to my full satisfaction of **1239 JOHN FITCH BOULEVARD, LLC**, a Connecticut Limited Liability Company with its principal place of business located in the Town of South Windsor, County of Hartford and State of Connecticut do give, grant, bargain, sell and confirm unto the said **1239 JOHN FITCH BOULEVARD, LLC** and unto its successors and assigns forever

See Schedule "A"

Being the same premises conveyed to the Grantor herein by Warranty Deed from Sartori Associates dated February 22, 2008 and recorded in Volume 1961 at Page 242 Of the South Windsor Land Records.

Said premises are subject to the following:

1. Drainage right of way contained in a Warranty Deed from Julian Ident a/k/a Julian Estina to the State of Connecticut dated 7/12/39 and recorded in Volume 37 at Page 12 recorded in the Town of South Windsor.
2. Pole and anchor and gas main and service easement from Richard J. Grosso to Connecticut Light and Power Co. dated 6/19/61 and recorded in Volume 84 at Page 128 recorded in the Town of South Windsor.
3. Mutual easement agreement between Richard J. Grosso and Sartori Associates dated 5/29/86 and recorded in Volume 435 at Page 575 recorded in the Town of South Windsor.
4. Any and all provisions of any ordinance, municipal regulation, federal regulation, public or private law which may affect the subject premises.
5. Second half of taxes on the Grand List of October 1, 2012.

**To Have and to Hold** the above granted and bargained premises, with appurtenances thereof, unto it said the said grantee, and unto its successors and assigns forever, to them and their own proper use and behoof.

**And also**, I the said grantor do for the successors and assigns of such limited liability company, covenant with the said grantees and with its successors and assigns, that at and until the ensembling of these presents said limited liability company is well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as hereinbefore mentioned.

**And Furthermore**, I the said grantor do by these presents bind the successors and assigns of said limited liability company forever to WARRANT AND DEFEND the above granted and bargained premises to it the said grantees, and unto its successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

**In Witness Whereof**, I have hereunto set my hand and seal this day of December, in the year of our Lord two thousand thirteen.

CONVEYANCE TAX RECEIPT

STATE \$ 1250<sup>00</sup> LOCAL \$ 1250<sup>00</sup> NO.


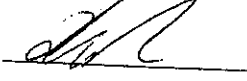
*han [signature]*

TOWN CLERK OF SOUTH WINDSOR



Signed, Sealed and Delivered in the presence of

MILIKI, LLC

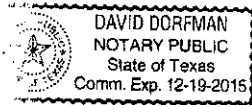
Michele Melo L.S.  
By Michele Melo, Member

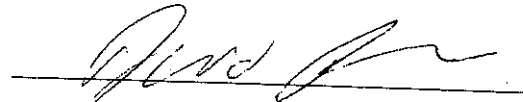
State of Texas )

ss: December 7, 2013

County of Travis )

Personally Appeared **MICHELE MELO**, Member of **MILIKI, LLC**, duly authorized, Signer and Sealer of the foregoing Instrument, and acknowledged the same to be the free act and deed of said limited liability company before me.



  
Notary Public  
My Commission Expires

Grantees Address

~~1249 John Fitch Blvd~~  
~~South Windsor, CT 06074~~  
P.O. Box 568  
Hartford, CT 06141

SCHEDULE A

That certain piece or parcel of land located in the Town of South Windsor, County of Hartford and State of Connecticut designated as Parcel A on a map or plan entitled "Resubdivision Plan For Richard J. Grosso South Windsor, Connecticut Gardner & Peterson Associates 576 Old Post Road, Tolland, Connecticut Professional Engineers Land Surveyors Scale As Shown Date 1-13-86 Sheet No. 1 of 1 Map No. 6252 A" revisions 3-3-86 3-24-86 P&Z conditions", which map or plan is on file in the Town Clerk's Office of South Windsor and is more particularly bounded and described as follows:

NORTHERLY: by Parcel B as shown on the aforementioned map, 308.73 feet;  
EASTERLY: by U.S. Route 5, aka John Fitch Boulevard, 285.05 feet;  
SOUTHERLY: by land now or formerly of Brian J. and Robert J. Smith, and land now or formerly of Andre L. Charbonneau, 308.73 feet;  
WESTERLY: by Parcel A, as shown on the aforementioned map, 285.05 feet.

RECEIVED FOR RECORD 12/10/2013  
AT 4:00 PM  
RECORDED IN SOUTH WINDSOR, CT  
BY Thomas G. Samuel  
TOWN CLERK  
Assistant

STATUTORY WARRANTY DEED

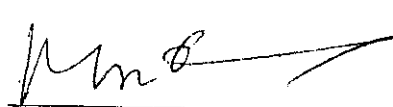
7175


JOHN FITCH PARTNERS, LLC, a Connecticut limited liability company, having offices in the Town of South Windsor, County of Hartford and State of Connecticut, for the consideration of SEVEN HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$750,000.00), grants to 1249 JOHN FITCH BOULEVARD, LLC, a Connecticut limited liability company, having offices in the Town of South Windsor, County of Hartford and State of Connecticut with WARRANTY COVENANTS; all that certain piece or parcel of land being situated in the Town of South Windsor, County of Hartford and State of Connecticut containing 1.86 acres, more or less, and being more particularly bounded and described in Schedule A attached hereto and made a part hereof.

Signed this 20th day of December 2006.

Signed and delivered  
in the presence of:

  
Ralph J. Alexander

  
Andre L. Charbonneau, Member

  
Doc ID: 001152780002 Type: LAN  
Book 1872 Page 341 - 342  
File# 7175

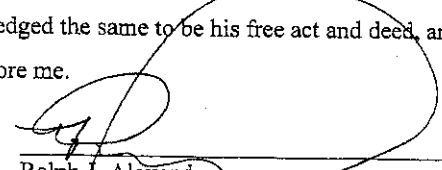
STATE OF CONNECTICUT )

) ss Manchester

December 20, 2006

COUNTY OF HARTFORD )

Personally Appeared Andre L. Charbonneau, duly authorized Member of John Fitch Partners, LLC, Signer of the foregoing Instrument, and acknowledged the same to be his free act and deed, and the free act and deed of said limited liability company, before me.

  
Ralph J. Alexander  
Commissioner of the Superior Court

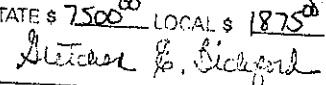
Grantee's mailing address:

1249 John Fitch Boulevard

South Windsor, CT 06074

63 N. Plains Industrial Road

Wallingford, CT 06492

CONVEYANCE TAX RECEIVED  
STATE \$ 7500<sup>00</sup> LOCAL \$ 1875<sup>00</sup> No.  
  
TOWN CLERK OF SOUTH WINDSOR



All that certain piece or parcel of land with the building and improvements located thereon, situated in the Town of South Windsor, County of Hartford, and State of Connecticut, consisting of the front 1.86 acres, 81,128 square feet, more or less of property known as 1249 John Fitch Boulevard, being more particularly shown on map or plan entitled, "LOT LINE RECONFIGURATION PLAN OWNER/APPLICANT JOHN FITCH PARTNERS, LLC & ANDRE L. CHARBONNEAU 1249 & 1265 JOHN FITCH BOULEVARD 125 EDWIN ROAD (MAILING ADDRESS) SOUTH WINDSOR, CT. 06074 860-528-7551 J.R. RUSSO & ASSOCIATES LAND SURVEYORS & PROFESSIONAL ENGINEERS 1 SHOHAM ROAD EAST WINDSOR, CONNECTICUT 06088 (860) 623-0569 FAX: (860) 623-2485 BY LFR/S SCALE 1"= 40' DATE 11-20-06 SHEET 1 OF 1 CHECKED JRR NO. 2002-098" which map is on file in the Town of South Windsor Land Records reference to which is hereby made for a more particular description, said premises being more particularly bounded and described as follows:

Commencing at an existing iron pin in the westerly line of John Fitch Boulevard marking the intersection of the southeasterly corner of the premises herein and the northeasterly corner of land now or formerly of Sartori Associates; and

Thence by a course of N 66° 20' 47" W for a distance of 308.73 feet, along the northerly line of land now or formerly of Sartori Associates, to a point to be marked by an iron pin to be set; and

Thence by a course of S 15° 31' 53" W for a distance of 285.05 feet, along the westerly line of land now or formerly of Sartori Associates, to a point to be marked by an iron pin to be set; and

Thence by a course of N 66° 20' 47" W for a distance of 113.09 feet, along the northerly line of land now or formerly of Andre L. Charbonneau, to a point; and

Thence by a course of N 23° 39' 13" E for a distance of 367.28 feet, along the remaining land of the Grantor, to a point; and

Thence by a course of N 73° 51' 18" E for a distance of 110.00 feet, along the remaining land of the Grantor, to a point; and

Thence by a course of S 66° 45' 09" E for a distance of 274.57 feet, along land now or formerly of 165 John Fitch Enterprises, LLC, to an iron pin in the westerly line of John Fitch Boulevard; and

Thence by a course of S 15° 31' 53" W for a distance of 159.04 feet, along westerly line of John Fitch Boulevard, to an iron pin marking the point in place of beginning.

Said property contains 81,128 square feet or 1.86 acres more or less.

Said premises are subject to the following encumbrances:

1. Building line restrictions as shown on the subdivision map for the premises.
2. Easement in favor of The Connecticut Light and Power Company dated July 5, 1961 and recorded in Volume 84 at Page 128 of the South Windsor Land Records.
3. Drainage Easement dated July 12, 1939 and recorded in Volume 37 at Page 12 of the South Windsor Land Records.
4. Mutual Easement Agreement between Sartori Associates and Richard J. Grosso dated May 29, 1986 and recorded in Volume 435 at Page 575 of the South Windsor Land Records.
5. Real estate taxes on the second half of the October 1, 2005 Grand List of the Town of South Windsor, and the taxes assessed but not yet due and payable on the October 1, 2006 Grand List of the Town of South Windsor, which taxes the Grantee assumes and agrees to pay as part consideration for this transfer.

RECEIVED FOR RECORD 12-21-06  
AT 11:45 AM  
RECORDED IN SOUTH WINDSOR, CT  
BY HAYATAHARA  
TOWN CLERK