

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, That THE STATE OF CONNECTICUT, acting by its Treasurer, its office in the City of Hartford, County of Hartford, in said State, herein designated the Releasor, for the consideration of a valuable sum in dollars received to its full satisfaction of the TOWN OF NEWTOWN, a Connecticut municipal corporation with its territorial limits within Fairfield County, Connecticut with an address and place of business at Edmond Town Hall, 45 Main Street, Newtown, Connecticut 06470-2185, herein designated the Releasee, does by these presents remise, release and forever Quit-Claim unto the said Releasee and to the Releasee's successors and assigns forever, all the right, title, interest, claim and demand whatsoever as the said Releasor has or ought to have in and to all those certain pieces or parcels of land, with all the improvements thereon, situated in the Town of Newtown, County of Fairfield and State of Connecticut, bounded and described as follows:

See Schedule A attached hereto and made a part hereof.

Said premises are hereby conveyed together with and subject to the matters described in Schedule A.

**TO HAVE AND TO HOLD** the premises hereby remised, released and quit-claimed with all the appurtenances unto the said Releasee and to the Releasee's successors and assigns forever, so that neither the Releasor nor the Releasors' assigns nor any other person claiming under or through the Releasor shall hereafter have any claim, right or title in or to the premises or any part thereof, but therefrom the Releasor and they are by these presents, forever barred and excluded.

IN WITNESS WHEREOF, the State of Connecticut, acting herein by its Treasurer, hereunto duly authorized, has caused its name to be signed this 16<sup>th</sup> day of July, 2004.

Signed and delivered in the presence of:

STATE OF CONNECTICUT

By

Howard G. Rifkin  
Howard G. Rifkin  
Its Deputy Treasurer

(W1278435)

Conveyance Tax Received

Town Clerk of Newtown

State of Connecticut

\$ - 0 - Conveyance Tax Received

Town Clerk of Newtown

PURSUANT TO:

Conn. Gen. Stats. Sections 3-14b and 4b-21  
Public Act Nos. 98-255 and 00-168

APPROVED:  
State Properties Review Board

Acting by:

*Pasquale Pepe*  
Pasquale Pepe  
Its Chairman

Date: 6/28/04

APPROVED AS TO FORM:

*William B. Gundling*  
William B. Gundling  
Associate Attorney General

STATE OF CONNECTICUT)

) ss: Hartford

COUNTY OF HARTFORD )

7-16, 2004

Deputy Treasurer,  
Personally appeared Howard G. Riffe, of STATE OF CONNECTICUT, signer  
of the foregoing instrument, and acknowledged the same to be the free act and deed on behalf of  
the State, and his free act and deed as such Treasurer, before me.

*Diana L. King*

Commissioner of the Superior Court  
Notary Public

My Commission Expires: 10-31-06

Schedule A

Those certain pieces or parcels of land, with all improvements thereon, located in the Town of Newtown, County of Fairfield and State of Connecticut, as follows:

**Parcel A: 21.66 Acres Along Deep Brook**

A certain piece or parcel of land designated as "21.66 ACRES TO BE CONVEYED TO THE TOWN OF NEWTOWN" on certain maps entitled "OPEN SPACE PARCEL ALONG DEEP BROOK TO BE CONVEYED TO THE TOWN OF NEWTOWN, PERIMETER SURVEY STATE OF CONNECTICUT DEPARTMENT OF PUBLIC WORKS, A-N CONSULTING ENGINEERS, INC. 505 WILLARD AVENUE NEWINGTON, CONNECTICUT, project FAIRFIELD HILLS HOSPITAL PROPERTY DISPOSITION MILE HILL RD., QUEEN ST. & MILE HILL SOUTH RD. NEWTOWN, CONNECTICUT, project no. B1-A-335, date 3-17-98, scale 1"=100', drawing no. 1 of 2 and 2 of 2."

Pursuant to Public Act No. 98-255, Parcel A is hereby conveyed subject to a restriction that the Town of Newtown shall use Parcel A for open space and recreational purposes. If the Town of Newtown: (1) does not use Parcel A for said purposes, (2) does not retain ownership of all of Parcel A, or (3) leases all or any portion of Parcel A, then Parcel A shall automatically revert to the State of Connecticut.

**Parcel B: 37.54 Economic Development Parcel**

A certain piece or parcel of land designated as "37.54 ACRES TO BE USED BY THE TOWN OF NEWTOWN FOR ECONOMIC DEVELOPMENT" on certain maps entitled "PERIMETER SURVEY & SUBDIVISION MAP, STATE OF CONNECTICUT DEPARTMENT OF PUBLIC WORKS, A-N CONSULTING ENGINEERS, INC. 505 WILLARD AVENUE NEWINGTON, CONNECTICUT, project FAIRFIELD HILLS HOSPITAL PROPERTY DISPOSITION MILE HILL RD., QUEEN ST. & MILE HILL SOUTH RD. NEWTOWN, CONNECTICUT, project no. B1-A-335, date 8-5-97, scale 1"=100', drawing no. 1 of 9, 5 of 9 and 6 of 9."

Parcel B is hereby conveyed subject to a restriction that the Town of Newtown shall use Parcel B for economic development purposes.

**Parcel C: Lots Along Mile Hill South Road**

Certain pieces or parcels of land constituting "Parcel 3" and designated as

"Lot 1	28,853 s.f. 0.66 Ac.
Lot 2	41,878 s.f. 0.96 Ac.,
Lot 3	39,246 s.f. 0.90 Ac.,
Lot 4	53,799 s.f. 1.24 Ac.,
Lot 5	110,704 s.f. 2.54 Ac."

on certain maps entitled "PERIMETER SURVEY & SUBDIVISION MAP, STATE OF CONNECTICUT DEPARTMENT OF PUBLIC WORKS, A-N CONSULTING ENGINEERS,

INC. 505 WILLARD AVENUE NEWINGTON, CONNECTICUT, project FAIRFIELD HILLS HOSPITAL PROPERTY DISPOSITION MILE HILL RD., QUEEN ST. & MILE HILL SOUTH RD. NEWTOWN, CONNECTICUT, project no. B1-A-335 date 8-05-97, scale 1"=100', drawing no. 2 of 9 and 3 of 9."

**Parcel D: Main Campus**

A certain piece or parcel of land constituting approximately 185 acres, more or less, designated as "Parcel 5" on a certain map entitled "PERIMETER SURVEY & SUBDIVISION MAP, STATE OF CONNECTICUT DEPARTMENT OF PUBLIC WORKS, A-N CONSULTING ENGINEERS, INC. 505 WILLARD AVENUE NEWINGTON, CONNECTICUT, project FAIRFIELD HILLS HOSPITAL PROPERTY DISPOSITION MILE HILL RD., QUEEN ST. & MILE HILL SOUTH RD. NEWTOWN, CONNECTICUT, project no. B1-A-335, date 8-05-97, scale 1"=100' drawing no. 2 of 9, 3 of 9, 4 of 9 and 7 of 9."

**Parcel E: Laundry/Firehouse**

A certain piece or parcel of land consisting of approximately 3.132 acres, more or less, bounded and described as follows:

Northerly by Craft Street, Easterly by Wildlife Drive, Southerly by Mile Hill Road Westerly by Trades Lane, as more particularly shown on a certain map entitled, "SUBDIVISION MAP STATE OF CONNECTICUT DEPARTMENT OF PUBLIC WORKS, A-N CONSULTING ENGINEERS, INC. 124 White Oak Drive Berlin, Connecticut 06037 (860) 828-2830 FAX (860) 828-2835, project FAIRFIELD HILLS HOSPITAL PROPERTY DISPOSITION MILE HILL ROAD NEWTOWN, CONNECTICUT, project no. B1-A-335, date 3-27-02, scale 1"=100', drawing no. 1 of 1."

Together with the roadways designated "Trades Lane" and a portion of the roadway designated "Old Farm Road" running in a westerly direction from Trades Lane to Mile Hill Road as shown on the aforesaid map, ~~reserving to the State of Connecticut~~, the rights to continue to use Trades Lane and the aforesaid portion of Old Farm Road for all purposes for which a roadway may be used.

**Parcel F: 3.884 Field Mile Hill Road & Oakview Drive**

A certain piece or parcel of land bounded as follows:

Northerly by land now or formerly of Mary J. Coons, Easterly by Oakview Drive, Southerly by Mile Hill Road, Westerly by land now or formerly of Potatuck Land Company, designated as "GRASS ATHLETIC FIELD, AREA = 169,177 s.f. 3.884 AC." on a certain map entitled "PROPERTY TO BE CONVEYED TO THE TOWN OF NEWTOWN, PROPERTY SURVEY, STATE OF CONNECTICUT DEPARTMENT OF PUBLIC WORKS, A-N CONSULTING

ENGINEERS, INC. 124 White Oak Drive Berlin, Connecticut 06037 (860) 828-2830 FAX (860) 828-2835, project FAIRFIELD HILLS HOSPITAL PROPERTY DISPOSITION MILE HILL ROAD NEWTOWN, CONNECTICUT, date 1-10-02, scale 1"=40', drawing no. 1 of 1."

Pursuant to Public Act No. 00-168, Parcel F is hereby conveyed subject to a restriction that the Town of Newtown shall use Parcel F for recreational purposes. If the Town of Newtown: (1) does not use Parcel F for said purposes; (2) does not retain ownership of all of Parcel F; or (3) leases all or any portion of Parcel F, then Parcel F shall automatically revert to the State of Connecticut.

Said premises are also subject to:

1. Any and all provisions of any ordinance, municipal regulation, public or private law;
2. Taxes, water and sewer use charges of the Town of Newtown; and
3. Easements, restrictions and other matters of record.

Said premises are also conveyed together with and subject to:

(a) all utility easements that benefit the premises conveyed herein (the "Premises"), including but not limited to water, sewer, electricity, gas, telephone and cable, and those utilities set forth on certain maps entitled "Fairfield Hills Proposed Storm & Water Easements, Fairfield Hills Hospital, Wasserman Way, Newtown, Connecticut, Proj. No. 92248K10, Date: 10/24/02, as revised, Sheets 1-7" prepared by Fuss & O'Neill, Inc. The State of Connecticut shall have the right, at its sole expense, to relocate any utilities, excluding water utilities, that benefit the Premises to a location on the State of Connecticut's retained property which adjoins the Premises (the "Retained Property") to facilitate the State of Connecticut's development of the Retained Property, provided that prior written notice is sent to the Town of Newtown and all relocation work is conducted in accordance with sound engineering principles and in a manner that minimizes disruption of the Town of Newtown's use and development of the Premises. Notwithstanding the foregoing, the Town of Newtown agrees to relocate onto the Premises any of the aforesaid utilities, excluding water utilities, that are discovered in the course of its development of the Premises, provided such relocation is feasible and the costs are reasonable in comparison to the development project budget;

(b) access easements as shown on certain maps entitled "Fairfield Hills Proposed Access Easements, Fairfield Hills Hospital, Wasserman Way, Newtown, Connecticut, Proj. No. 92248K10, Date 09/18/03, Sheets 1 and 2 of 2" prepared by Fuss & O'Neill, Inc. for the purpose of providing access, in part, to Well No. 7 and Well No. 8 as shown on said maps, located on land N/F of The Potatuck Land Company; and

(c) well-head protection easements as shown on certain maps entitled "Easement Plan, Prepared for the Town of Newtown, Mile Hill Road, Newtown, Connecticut, Proj. No. 92248K10, Date: 09/11/03, as revised, Sheets V. 1-01 and V. 1-02" prepared by Fuss & O'Neill, Inc. for the purpose of providing a protection area for Well No. 3 and Well No. 7 as shown on said maps.

The aforesaid access easements and/or well-head protection easements shall automatically terminate when Well No. 3, Well No. 7 or Well No. 8, as the case may be, is permanently no longer in service.

Said premises are also conveyed subject to the following right, which are reserved by the State of Connecticut:

(a) rights for access and utility easements to benefit the Retained Property for access over any driveways and any internal roads existing as of the date of this Deed as well as any future driveways or internal roads constructed on the Premises and for any and all utilities, including but not limited to sewer, electricity, gas, telephone and cable utilities, excluding water utilities, that cross the Premises to serve the Retained Property. Since the precise location of such utilities has not been determined, the Town of Newtown shall have the right, at its sole expense, to relocate any such utilities that benefit the Retained Property to a location on the Premises to facilitate the Town of Newtown's development of the Premises, provided that prior written notice is sent to the State of Connecticut and all relocation work is conducted in accordance with sound engineering principles and in a manner that minimizes disruption of the State of Connecticut's use of the Retained Property. The Town of Newtown acknowledges that the telephone service to the Retained Property is currently located near the Newtown Hall building

Connecticut until such time as the State of Connecticut is able to obtain telephone service separate from the connection to the Premises; and

(b) **as to Parcel A only**, rights for access and to draw water from Deep Brook for irrigation of the agricultural lands under the control of the State of Connecticut, which rights may be assigned in the future by the State of Connecticut to the users of such agricultural lands provided that such withdrawal rights shall be limited to a reasonable amount of water for irrigation purposes only and that such amount does not adversely affect the continued vitality of Deep Brook. The Town of Newtown shall have the right to provide a suitable water supply for such irrigation purposes, at an accessible location, through the use of the Fairfield Hills Water Assets, in lieu of the aforesaid withdrawal rights, which shall terminate once such water supply is available. The State of Connecticut further agrees that the use of the aforesaid easements and Deep Brook irrigation rights shall be in compliance with all applicable law, however, the State of Connecticut shall not be required to comply with any municipal regulation nor shall the aforesaid compliance provision constitute a waiver of or otherwise restrict the State of Connecticut's sovereignty.

