

Return: Waller Smith & Palmer PC Attn: AFearn
52 Eugene O'Neill Drive
New London, CT 06320

WARRANTY DEED

KNOW YE, that, NEW LONDON RR CO., LLC, a Connecticut limited liability company with its office in c/o ThamesHarbour Real Estate, LLC, 291 Main Street, Suite C, Niantic, Connecticut, and acting herein by the sole Member, Barbara Timken, (the "Grantor") for the consideration of THREE MILLION AND NO/100 DOLLARS (\$3,000,000.00) received from UNION STATION DEVELOPMENT, LLC, a Louisiana limited liability company with its principal office at 321 St Charles Avenue, New Orleans, Louisiana (hereinafter "Grantee"), does give, grant, bargain, sell and confirm unto said Grantee, and unto such Grantee's successors and assigns forever with WARRANTY COVENANTS:

That certain piece or parcel of land, with the buildings and improvements thereon, situated in the City of New London, County of New London and State of Connecticut, known as 35 Water Street, and being more particularly described in SCHEDULE A attached hereto and made a part hereof.


Said premises are conveyed subject to:

1. Any and all provisions of any municipal ordinance or regulation, any federal, state or local law including, but not limited to the provisions of any zoning, building, planning or inland wetland rules and regulations governing the subject property.
2. Taxes and municipal assessments, if any, to the City of New London on the Grand List of October 1, 2014, and subsequent list years, installments of which are not yet due and payable and which the Grantee herein assumes and agrees to pay.
3. Easement in favor of The Southern New England Telephone Company by deed of Penn Central Company dated June 27, 1969, and recorded August 5, 1969, in Volume 335 at Page 712 of the New London Land Records.
4. Terms, conditions, covenants and restrictions as set forth and incorporated by reference in a quitclaim deed of the City of New London to Union Station Associates of New London dated September 30, 1975, and recorded October 3, 1975, in Volume 393 at Page 73 of the New London Land Records, and as affected by: (i) Certificate of Completion dated December 16, 2014, and recorded January 8, 2015, in Volume 2096 at Page 150 of the New London Land Records; and (ii) Restatement Agreement dated and recorded January 14, 2015, in Volume 2097 at Page 1 of the New London Land Records.

\$ No STATE CONVEYANCE TAX COLLECTED

\$ 1,500.00 City Conveyance Tax Collected

(00085168.4)



City Clerk of New London



City Clerk of New London

5. Such matters as set forth on that certain map entitled "Disposition Parcels A-1, B-3, B-4 and B-5, Winthrop Urban Renewal Area, Project Number CONN R-45, New London, Connecticut dated Feb. 1972, revised 6-16-75, Cahn Engineers, Inc." as the same appears in the records of the office of the City Clerk of New London.

6. Such matters of record as appear, but excluding any instrument evidencing or securing a monetary obligation or lien, including but not limited to a mortgage or a security filing.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee and unto such Grantee's successors and assigns forever, to its and their own proper use and behoof.

AND ALSO, the said Grantor does for itself and its successors and assigns covenant with the said Grantee and the Grantee's successors and assigns, that at and until the ensealing of these presents, the Grantor is well seized of the premises, as a good indefeasible estate in FEE SIMPLE and has good right to bargain and sell the same in the manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as mentioned herein.

AND FURTHERMORE, the said Grantor does by these presents bind itself and its successors and assigns to forever WARRANT AND DEFEND the above granted and bargained premises to it the said Grantee and to the Grantee's successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

IN WITNESS WHEREOF, Grantor has set its hand and seal this 28 day of January, 2015.

In the Presence of:

"GRANTOR":
New London RR CO., LLC

By: Barbara Timken
Barbara Timken, Member
duly authorized

[Handwritten Signature]
[Handwritten Signature]
[Handwritten Signature]

COMMONWEALTH OF MASSACHUSETTS)
COUNTY OF SUFFOLK) ss: 1/28/15

On this the 28th day of January, 2015 before me the undersigned officer, personally appeared, Barbara Timken, sole Member of New London RR CO., LLC, and that as such being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the company by herself as Member.



Notary Public/Comm Exp: 11/29/16



LATEST ADDRESS OF GRANTEE:

c/o Richard B. Jurisch, Jr.
321 St Charles Avenue, 9th Floor
New Orleans, LA 70130

SCHEDULE A
(35 Water Street, New London, Connecticut)

All that tract or parcel of land known as Disposition Parcel A-1 located in the City of New London, Connecticut, shown on a map prepared by Cahn Engineers, Inc. titled "Disposition Parcels A-1, B-3, B-4 and B-5, Winthrop Urban Renewal Area, Project Number CONN R-45, New London, Connecticut," dated Feb. 1972, revised 6-16-75, and more particularly described as follows:

Beginning at a point on the Connecticut Coordinate System having coordinates N190334.93 and E780240.19;

Thence running N72° -10'-16"W a distance of 60.00 feet along the northerly line of State Street to a point having coordinates N190353.30 and E780183.08;

Thence running N9° -52'-02" E a distance of 235.45 feet along the easterly street line of Water Street to a point having coordinates N190585.27 and E780223.42;

Thence continuing on the easterly street line of Water Street along a curve to the left having a radius of 702.00 feet, a distance of 256.42 feet to a point having coordinates N190839.33 and E780201.49;

Thence running N76°-43'-07" E a distance of 14.73 feet along the street line of Water Street to a point in the westerly R.O.W. line of the Penn Central Transportation Co., said point having coordinates N190842.71 and E780215.82;

Thence running in a southerly direction along the westerly R.O.W. line of the Penn Central Transportation Co., on a curve to the right having a radius of 898.54 feet a distance of 60.00 feet to a point having coordinates N190786.02 and E780235.43;

Thence continuing in a southerly direction along the westerly R.O.W. line of the Penn Central Transportation Co., S16° -58' -01" E a distance of 50.00 feet to a point having coordinates N190738.19 and E780250.02;

Thence continuing in a southerly direction along the westerly R.O.W. line of the Penn Central Transportation Co., on a curve to the right having a radius of 899.76 feet a distance of 107.00 feet to a point having coordinates N190633.07 and E780269.64;

Thence continuing in a southerly direction along the westerly R.O.W. line of the Penn Central Transportation Co., on a curve to the right having a radius of 675.85 feet a distance of 302.09 feet to the point of beginning;

Containing 23,508 square feet of land, more or less.

(00085168.4)

RECEIVED FOR RECORD
JUN 25 2013 02:39:07P
JONATHAN WYALAY CITY CLERK
NEW LONDON, CT

