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Special Warranty Deed

CENTRO GA ENFIELD COMMONS, LLC, a Delaware limited liability company, with a mailing address c/o Centro Properties Group, 420 Lexington Avenue, 7th Floor, New York, New York 10170, (hereinafter referred to as "Grantor"), for \$10.00 and other good and valuable consideration paid, does hereby give, grant, bargain, sell and confirm unto Paramount Commons at Enfield LLC, with a mailing address at 1195 Route 70, Suite 2000, Lakewood, New Jersey 08701 (hereinafter referred to as "Grantee") all that certain piece or parcel of land, with the buildings and improvements located thereon, situated in the Town of Enfield, County of Hartford and State of Connecticut, as more particularly described in Exhibit A attached hereto and made a part hereof ("Property").

Subject to restrictions, easements, covenants and other matters of record, the rights of tenants in possession and to the state of facts shown on that certain survey of the Property dated March 27, 2009, prepared by F.A. Hesketh & Associates, Inc.

Real Estate Taxes due the Town of Enfield on the Grand List of October 1, 2008, which taxes the Grantee herein assumes and agrees to pay as part consideration for this deed.

This conveyance has been authorized by the written consent of the Grantor.

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

AND FURTHERMORE, the said Grantor does by these presents, bind itself and its successors and assigns forever to Warrant and Defend the above granted premises to the said Grantee, its successors and assigns, against all acts of the Grantor and against all claims and demands whatsoever of any person or persons claiming by, from and under said Grantor, except as hereinbefore mentioned.

Dated this 6th day of April, 2009

CENTRO GA ENFIELD COMMONS, LLC, a
Delaware limited liability company

By: 
Name: Lee Reeves
Title: Senior Vice President

April 7, 2009 \$240,000.00 State Conveyance Tax Received
\$60,000.00 Town Conveyance Tax Received
Jepi Khan

STATE OF NEW YORK)
) ss:
COUNTY OF NEW YORK)

The foregoing instrument was acknowledged before me this 2nd day of April, 2009,
by Lee Reves, the Senior V.P. of Centro GA Enfield Commons, LLC a
Delaware limited liability company

Joel Frome Crystal
Notary Public

My Commission Expires:

JOEL FROME CRYSTAL
NOTARY PUBLIC, State of New York
No. 02 CR 5871065
Qualified in Westchester County
Commission Expires November 30, 2010

Exhibit A

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATED IN THE TOWN OF ENFIELD, COUNTY OF HARTFORD AND STATE OF CONNECTICUT SHOWN AND DESIGNATED AS "SUBJECT PARCEL AREA = 32.97± ACRES" ON A CERTAIN MAP OR PLAN ENTITLED "ALTA/JACSM LAND TITLE SURVEY PROPERTY SURVEY PREPARED FOR GALILEO ENFIELD COMMONS LLC ENFIELD COMMONS HAZARD AVENUE & FRESHWATER BOULEVARD, ENFIELD, CONNECTICUT, DATED 08-30-90 REVISED THROUGH 04-27-05, SCALE 1"= 60' SHEETS 1 AND 2 OF 2 BY F.A. HESKETH & ASSOCIATES, INC., BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A CHD MONUMENT IN THE NORTHERLY STREET LINE OF HAZARD AVENUE, CONNECTICUT ROUTE 190, SAID POINT BEING LOCATED N 86° 22' 57" W A DISTANCE OF 30.15 FEET FROM AN ANGLE POINT IN THE NORTHERLY STREET LINE OF HAZARD AVENUE. SAID POINT ALSO BEING LOCATED S 48° 47' 02" W A DISTANCE OF 28.28 FEET FROM AN ANGLE POINT IN THE WESTERLY STREET LINE OF FRESHWATER BOULEVARD.

THENCE, N 86° 22' 57" W A DISTANCE OF 319.37 FEET ALONG THE NORTHERLY STREET LINE OF HAZARD AVENUE TO THE POINT OF BEGINNING.

THENCE, N 86° 22' 57" W A DISTANCE OF 130.23 FEET TO A CHD MONUMENT.

THENCE, N 86° 23' 19" W A DISTANCE OF 605.49 FEET TO A POINT.

THENCE, N 86° 48' 55" W A DISTANCE OF 532.84 FEET TO A POINT AT THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED AND THE SOUTHEAST CORNER OF LAND NOW OR FORMERLY OF THE MAY STORES SHOPPING CENTERS, INC., THE LAST THREE COURSES BEING ALONG THE NORTHERLY STREET LINE OF HAZARD AVENUE ALSO KNOWN AS CONNECTICUT ROUTE 190.

THENCE, N 02° 08' 10" W A DISTANCE OF 945.00 FEET TO A POINT AT THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, SAID POINT LYING IN THE CENTER LINE OF FRESHWATER BROOK THE LAST COURSE BEING ALONG LAND NOW OR FORMERLY OF THE MAY STORES SHOPPING CENTERS, INC., AND LAND NOW OR FORMERLY OF SIXPENCE INN OF ENFIELD, PARTLY BY EACH.

THENCE, EASTERLY ALONG THE CENTER LINE OF FRESHWATER BROOK A DISTANCE OF 1,130.00 FEET MORE OR LESS, TO A POINT IN THE CENTERLINE OF FRESHWATER BROOK SAID POINT CAN BE FOUND 1,092.56 FEET AT BEARING S 80° 53' 48" E FROM THE LAST COURSE HEREON DESCRIBED.

THENCE, N 10° 22' 20" W A DISTANCE OF 306.88 FEET TO A POINT.

THENCE, N 75° 52' 10" E A DISTANCE OF 312.84 FEET TO A POINT, THE LAST TWO COURSES BEING ALONG LAND NOW OR FORMERLY OF THE MAY STORES SHOPPING CENTERS INC.

THENCE, S 05° 49' 10" E A DISTANCE OF 313.83 FEET TO A POINT.

Exhibit A

THENCE, N 84° 10' 50" E A DISTANCE OF 241.76 FEET TO A POINT AT THE NORTHWEST CORNER OF LAND NOW OR FORMERLY OF SIMON KONOVER, AND STANLEY M. BASKIND; MARSHALL J. MOTT, TRUSTEES, THE LAST TWO COURSES BEING ALONG LAND NOW OR FORMERLY OF AAM PROPERTIES, INC.

THENCE, S 01° 08' 30" E A DISTANCE OF 74.26 FEET TO A POINT.

THENCE, N 88° 12' 37" E A DISTANCE OF 93.51 FEET TO A POINT IN THE WESTERLY STREET LINE OF FRESHWATER BOULEVARD. THE LAST TWO COURSES BEING ALONG LAND NOW OR FORMERLY OF SIMON KONOVER, AND STANLEY M. BASKIND, MARSHALL J. MOTT, TRUSTEES.

THENCE, S 03° 37' 00" W A DISTANCE OF 730.45 FEET ALONG THE WESTERLY STREET LINE OF FRESHWATER BOULEVARD TO A POINT.

THENCE, N 86° 23' 00" W A DISTANCE OF 89.00 FEET TO A POINT.

THENCE, N 03° 37' 03" E A DISTANCE OF 93.52 FEET TO A POINT.

THENCE, N 86° 22' 57" W A DISTANCE OF 225.42 TO A POINT.

THENCE, S 03° 37' 01" W A DISTANCE OF 129.00 FEET TO A POINT.

THENCE, N 86° 22' 57" W A DISTANCE OF 25.00 FEET TO A POINT.

THENCE, S 03° 37' 03" W A DISTANCE OF 124.00 FEET TO THE POINT AND PLACE OF BEGINNING, THE LAST SIX COURSES BEING THROUGH LAND OF PARKSIDE ASSOCIATES LIMITED PARTNERSHIP.

EXCEPTING FROM THE PREVIOUSLY DESCRIBED PARCEL IS LAND NOW OR FORMERLY RR REALTY ENFIELD, LLC DESCRIBED AS FOLLOWS:

LESS AND EXCEPT LAND NOW OR FORMERLY DEPICTED AS "RR REALTY OF ENDFIELD, LLC" BEING DESCRIBED" AS FOLLOWS:

A CERTAIN PIECE OR PARCEL OF LAND SITUATED ON THE NORTHERLY SIDE OF HAZARD AVENUE (CONNECTICUT ROUTE 190) IN THE TOWN OF ENFIELD, COUNTY OF HARTFORD, STATE OF CONNECTICUT. BEING BOUNDED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF REFERENCE MARKING THE SOUTHWESTERLY CORNER OF THE PROPERTY KNOWN AS "ENFIELD COMMONS" AND THE SOUTHEASTERLY CORNER OF LAND NOW OR FORMERLY THE MAY STORES SHOPPING CENTERS, INC.

THENCE, N 59° 59' 53" E A DISTANCE OF 165.22 FEET ALONG A TIE LINE TO THE POINT OF BEGINNING.

THENCE, N04°02'38"E A DISTANCE OF 49.03 FEET TO A POINT.

Exhibit A

THENCE, ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90° 00' 00" A RADIUS OF 3.00 FEET AND AN ARC LENGTH OF 4.71 FEET TO A POINT. SAID POINT CAN BE LOCATED N 49° 02' 38" W A CHORD DISTANCE OF 4.24 FEET FROM THE LAST COURSE HEREIN DESCRIBED.

THENCE, S 85° 57' 22" E A DISTANCE OF 4.50 FEET TO A POINT.

THENCE, N 04° 02' 38" E A DISTANCE OF 21.00 FEET TO A POINT.

THENCE, N 85° 57' 22" W A DISTANCE OF 1.33 FEET TO A POINT.

THENCE, N 04° 02' 38" E A DISTANCE OF 26.17 FEET TO A POINT.

THENCE, ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90° 00' 00" A RADIUS OF 20.00 FEET AND AN ARC LENGTH OF 31.42 FEET TO A POINT. SAID POINT CAN BE LOCATED N 49° 02' 38" E A CHORD DISTANCE OF 28.28 FEET FROM THE LAST COURSE HEREIN DESCRIBED.

THENCE, S 85° 57' 22" E A DISTANCE OF 97.67 FEET TO A POINT.

THENCE, S 04° 02' 38" W A DISTANCE OF 119.19' FEET TO A POINT.

THENCE, N 85° 57' 22" W A DISTANCE OF 123.83 FEET TO THE POINT AND PLACE OF BEGINNING.

SAID EXCEPTION PARCEL DESCRIBED HEREIN CONTAINS 14,230 SQUARE FEET OR 0.33 ACRES MORE OR LESS.

SAID SUBJECT PARCEL CONTAINS 32.97± ACRES.

TOGETHER WITH THE RIGHTS, PRIVILEGES AND EASEMENTS AS CONTAINED IN A RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN PARKSIDE ASSOCIATES LIMITED PARTNERSHIP AND GMRI, INC. DATED MAY 10, 1995 AND RECORDED IN VOLUME 921 AT PAGE 169 OF THE ENFIELD LAND RECORDS AND ALSO TOGETHER WITH THE RIGHTS, PRIVILEGES AND EASEMENTS AS CONTAINED IN A RECIPROCAL OPERATING AGREEMENT BY AND BETWEEN PARKSIDE ASSOCIATES LIMITED PARTNERSHIP AND GMRI, INC. DATED MAY 10, 1995 AND RECORDED IN VOLUME 921 AT PAGE 188 OF THE ENFIELD LAND RECORDS.

TOGETHER WITH THE RIGHTS, PRIVILEGES AND EASEMENTS AS CONTAINED IN a Reciprocal Easement Agreement by and between Sea Enfield Commons LLC and RR Realty of Enfield LLC dated April 6, 2005 and recorded April 7, 2005 in volume 1998 page 148 of the Enfield Land Records.

TOGETHER WITH THE RIGHTS, PRIVILEGES AND EASEMENTS AS CONTAINED IN a Reciprocal Operating Agreement by and between Sea Enfield Commons LLC and RR Realty of Enfield LLC dated April 6, 2005 and recorded April 7, 2005 in volume 1998 page 175 of the Enfield Land Records.

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ENFIELD LAND RECORDS

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SUZANNE F. OLECHNICKI
TOWN CLERK

DOC# 0905635