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Exhibit X-2 - Legal Description of Downtown Crossing Area

Return to:
City of New Haven
165 Church Street
New Haven, CT 06510

QUIT-CLAIM DEED

STATUTORY FORM

KNOW YE, that the **State of Connecticut**, acting herein by Shawn T. Wooden, Treasurer of the State of Connecticut, under authority granted by Section 1(a) of the June Special Session of Special Act No. 15-1 of the General Assembly of the State of Connecticut, approved July 6, 2015 pursuant to the provisions of Section 1(c) of the June Special Session of Special Act No. 15-1 of the General Assembly of the State of Connecticut, and with the approval of the State Properties Review Board of the State of Connecticut, for consideration paid One Thousand Dollars (\$1,000.00), the administrative cost of such conveyance, does hereby give, grant, bargain, sell and convey to the **City of New Haven**, a Municipal corporation existing under the laws of the State of Connecticut, and having its territorial limits within the County of New Haven and State of Connecticut, with QUIT-CLAIM COVENANTS,

That certain parcel of land situated in the City of New Haven, County of New Haven and State of Connecticut situated on the southwesterly side of Present Reverend Dr. Martin Luther King Jr. Boulevard (Formerly North Frontage Road), containing 4.5 acres, more or less, and more particularly shown on a map to be filed in the New Haven Town Clerk's Office entitled: TOWN OF NEW HAVEN MAP SHOWING LAND RELEASED TO CITY OF NEW HAVEN BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION RICHARD C. LEE HIGHWAY (CT ROUTE 34) SCALE 1" = 40' FEBRUARY 2019 MARK D. ROLFE, P.E. CHIEF ENGINEER - BUREAU OF ENGINEERING AND CONSTRUCTION". TOWN NO. 92, PROJECT NO. 92-93, SERIAL NO. 68A, SHEET 1 OF 1, bounded and described as follows:

- NORTHEASTERLY by Present Reverend Dr. Martin Luther King Jr. Boulevard (Formerly North Frontage Road), a total distance of 864.71 feet, more or less, by a line designated "RELEASE LINE & FORMER NON-ACCESS HIGHWAY LINE", as shown on said map;
- SOUTHEASTERLY by Present Church Street, 220 feet, more or less, by a line designated "RELEASE LINE & EASEMENT LINE", as shown on said map;
- SOUTHERLY by Present Church Street at the intersection of Present South Frontage Road, 73 feet, more or less, by a line designated "RELEASE LINE & EASEMENT LINE", as shown on said map;
- SOUTHWESTERLY by Present South Frontage Road, a total distance of 766.89 feet, more or less, by a line designated "RELEASE LINE & FORMER NON-ACCESS HIGHWAY LINE", as shown on said map;
- NORTHWESTERLY by Present College Street at the intersection of Present South Frontage Road, 33 feet, more or less, by a line designated "RELEASE LINE", as shown on said map;

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- SOUTHWESTERLY by said Present College Street at the intersection of Present South Frontage Road, 24 feet, more or less, by a line designated "RELEASE LINE", as shown on said map;
- WESTERLY by said Present College Street at the intersection of Present South Frontage Road, 10 feet, more or less, by a line designated "RELEASE LINE", as shown on said map;
- NORTHWESTERLY by said Present College Street, 152 feet, more or less, by a line designated "RELEASE LINE", as shown on said map;
- NORTHERLY by said Present College Street at the intersection of Present Reverend Dr. Martin Luther King Jr. Boulevard, 10 feet, more or less, by a line designated "RELEASE LINE", as shown on said map;
- NORTHEASTERLY by said Present College Street at the intersection of Present Reverend Dr. Martin Luther King Jr. Boulevard, 12 feet, more or less, by a line designated "RELEASE LINE", as shown on said map;
- NORTHWESTERLY by said Present College Street at the intersection of Present Reverend Dr. Martin Luther King Jr. Boulevard, 32 feet, more or less, by a line designated "RELEASE LINE", as shown on said map.

For the State's source of title to the premises herein conveyed, reference is made to an those certain parcels of land situated in the City of New Haven, County of New Haven and State of Connecticut, as acquired from the following Grantors and as set forth in the below listed instruments, which have been recorded in the New Haven Land Records in the volumes and pages set forth below, to which further reference may be had for more particular descriptions thereof.

| <u>Grantor</u> | <u>Instrument</u> | <u>Volume/Page</u> | <u>Recorded Date</u> |
|---|-----------------------------|--------------------|----------------------|
| Fannie Chain | Certificate of Condemnation | 1893/303 | 05/25/1956 |
| Fannie Chain | Certificate of Condemnation | 1927/243 | 03/08/1957 |
| Ugolina M. Frattini | Certificate of Condemnation | 1913/93 | 10/26/1956 |
| Joseph Alpert, Sam Alpert | Certificate of Condemnation | 1911/591 | 10/24/1956 |
| Lawrence J. Hoffman, Estate of Paul Sugarman | Certificate of Condemnation | 1921/501 | 01/23/1957 |
| Sarong, Incorporated | Certificate of Condemnation | 1911/421 | 10/16/1956 |
| The Russian Progressive Mutual Aid Society, Inc. | Certificate of Condemnation | 1929/19 | 03/20/1957 |
| The Herlin Realty Company | Certificate of Condemnation | 1920/99 | 01/08/1957 |

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| Mary Jane Reynolds | Certificate of Condemnation | 1929/21 | 03/20/1957 |
| Louis R. Gans, Joseph Gans | Certificate of Condemnation | 1927/245 | 03/08/1957 |
| Alcibiades G. Heris | Certificate of Condemnation | 1918/91 | 12/18/1956 |
| Frances Mezebish | Certificate of Condemnation | 1904/507 | 08/22/1956 |
| Annie Rosenthal aka Anna Rosenthal | Certificate of Condemnation | 1911/491 | 10/18/1956 |
| Michael Greenberg | Certificate of Condemnation | 1906/313 | 09/04/1956 |
| Irving Caplan and Morris Hurwitz | Certificate of Condemnation | 1928/151 | 03/29/1957 |
| Charles A. Droz and Violet N. Droz | Certificate of Condemnation | 1911/483 | 10/18/1956 |
| Frank Raviola | Certificate of Condemnation | 1928/41 | 03/27/1957 |
| Christie G. Heris | Certificate of Condemnation | 1923/269 | 02/04/1957 |
| Christie G. Heris, a/k/a Christe G. Heris | Certificate of Condemnation | 1926/485 | 03/25/1957 |
| Antoinette Farricelli | Certificate of Condemnation | 1927/319 | 03/12/1957 |
| Samuel D. Aaronson | Certificate of Condemnation | 1925/231 | 02/19/1957 |
| Rose B. Gingold | Certificate of Condemnation | 1920/97 | 01/08/1957 |
| Lena Annunziata, a.k.a. Adelina Annunziata | Certificate of Condemnation | 1904/112 | 08/08/1956 |
| Hill-Commerce Realty Company | Certificate of Condemnation | 1926/501 | 03/25/1957 |
| Isadore Skolnick, Philip A. Skolnick, Benjamin S. Skolnick | Certificate of Condemnation | 1929/17 | 03/20/1957 |
| Mary Mauro | Certificate of Condemnation | 1929/23 | 03/20/1957 |

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|---|--|----------|------------|
| Sol M. Gompertz, Stella L. Dryfus, a.k.a. Estelle L. Dryfus, Florence L. Marqusee, Lillian L. Grannick, a.k.a. Lillie L. Grannick | Certificate of Condemnation | 1918/87 | 12/18/1956 |
| Gerald Franco | Certificate of Condemnation | 1918/81 | 12/18/1956 |
| Elsa G. Links | Certificate of Condemnation | 1921/489 | 01/23/1957 |
| Ruth L. Fisher | Certificate of Condemnation | 1928/33 | 03/27/1957 |
| Domenick Stana, a.k.a. Dominick Stana | Certificate of Condemnation | 1925/227 | 02/19/1957 |
| Frank J. Maisano | Certificate of Condemnation | 1922/215 | 02/01/1957 |
| Bernard P. Kopkind, Esther Kopkind, Sylvia A. Luria, Esther Cotzen, Samuel Schancupp, Harold D. Hartenstein, Helen Hartenstein, Berthe Schancupp, Frances Schancupp, Clarice Morris, Elizabeth Aaronson | Certificate of Condemnation | 1929/11 | 03/20/1957 |
| Hill Street Properties, Inc. | Amended Certificate of Condemnation | 1961/187 | 01/29/1958 |

Together with any rights, title or interest the State of Connecticut (D.O.T.) has or may have in portions of the former Oak Street, Factory Street, Congress Street, Temple Street and Hill Street, as more particularly shown on said map.

Together with any right, title and interest the State of Connecticut (D.O.T.) has or may have in any pipes, conduits and underground drainage facilities running on, through, over, or under the above-described premises, including without limitation, the pipes and conduits shown on the above-referenced map.

The State of Connecticut, for itself, its successors and assigns waives and relinquishes all rights of enforcement for the former non-access highway line of Present Reverend Dr. Martin Luther King Jr. Boulevard (Formerly North Frontage Road) and Present South Frontage Road, as more particularly shown on said map.

All rights of Ingress and Egress which were specifically denied, and the right excepted to the State of Connecticut to designate access approaches, as stated in a Quit Claim deed from the State of Connecticut to the City of New Haven (City of New Haven land records Volume 2134, Page 345) are hereby released for the parcel of land shown on this map. The release of these rights is strictly limited to the depicted release area.

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In accordance with Section 1(b) of the June Special Session of Special Act No. 15-1, the above described premises is conveyed with the special limitation that said premises shall be used for economic development purposes, and in the event that the City of New Haven does not use said parcel for said purposes; does not retain ownership of all of said parcel, except of a sale of said land for economic development purposes; or leases all or any portion of said parcel, except for a lease for economic development purposes, the parcel shall revert to the State of Connecticut. Any funds received by the City of New Haven from a sale or lease of said parcel for economic development purposes shall be transferred to the State Treasurer for deposit in the Special Transportation Fund.

The above-described premises are conveyed subject to such rights and easements as may appear of record, and to any state of facts which an inspection of the premises may show.

The above-described premises are conveyed subject to any and all provisions of any ordinance, municipal regulation, or public or private law.

Signed this _____ day of _____, A.D. 20__.

Witnessed by:

Witness

State of Connecticut

By _____ (L.S.)

Shawn T. Wooden
Treasurer
Duly Authorized

Witness

STATE OF CONNECTICUT)
) ss: Hartford
COUNTY OF HARTFORD)

The foregoing Instrument was acknowledged before me this _____ day of _____, A.D. 20__, by Shawn T. Wooden, Treasurer of the State of Connecticut.

My Commission Expires

Notary Public

This conveyance is made with the approval of the undersigned in conformity with Section 1(c) of the June Special Session, of Special Act No. 15-1 of the General Assembly of the State of Connecticut, dated July 6, 2015.

APPROVED AS TO FORM:
William Tong, Attorney General

Edwin S. Greenberg, Chairman (Date)
State Properties Review Board
State of Connecticut
Duly Authorized

Joseph Rubin
Assistant Deputy Attorney General
Duly Authorized
Date: _____