FINAL RE-SUBDIVISION

PLPZ 2020 00294

Dennis & Cynthia Ever

To combine two (2) lots, of a previously approved subdivision, into one (1) 2.2029-acre parcel and to reconfigure the approved “recreation area” as a 26,096 sq.ft. open space parcel.

LOCATION: 359 North Street
EXISTING ZONING: RA-1 (1-acre minimum)
TOTAL AREA OF PROPERTY: 122,055 sq.ft. (2.802-acres)
UTILITIES: Sewer and Public Water

EXISTING CONDITION

<table>
<thead>
<tr>
<th>Lot Number</th>
<th>Area (sq.ft.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot 2</td>
<td>43,560</td>
</tr>
<tr>
<td>Lot 3</td>
<td>52,399</td>
</tr>
<tr>
<td>Total</td>
<td>95,959 (2.2029-acres)</td>
</tr>
<tr>
<td>Open Space</td>
<td>25,918.2</td>
</tr>
</tbody>
</table>

PROPOSED CONDITION

<table>
<thead>
<tr>
<th>Parcel “A”</th>
<th>Area (sq.ft.)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>95,959 (2.2029-acres)</td>
</tr>
<tr>
<td>Open Space</td>
<td>25,918.2</td>
</tr>
</tbody>
</table>

*Incorrectly labeled as 26,096 sq.ft. on the proposed subdivision map per email from applicant dated 11/10/2020.

APPLICATION SUMMARY:

An application for final re-subdivision was submitted to the Planning & Zoning Commission requesting to combine Lots 2 and 3, of a previously approved subdivision FSB #764, into one (1) 2.2029-acre parcel and to reconfigure the approved “recreation area” as a 26,096 sq.ft. open space parcel, which would represent 15% of the total lot area of the original subdivision, located at 359 North Street in the RA-1 Zone.

ISSUES / RECOMMENDATIONS:

The applicant should address the following items:

1. The Inland Wetlands Agency issued a green sheet on 10/14/2020 and note that no action is required at this time as no construction is included with this request for final re-subdivision.
2. The Zoning Enforcement Officer issued comments on 11/6/2020 that they have no comment.
3. The DPW Engineering Division issued comments on 11/02/2020 and notes that they have no comment for the consolidation of lots and the modification to the open space.
4. The Conservation Department issued comments on 11/10/2020 and lists their recommendations for the project in the attached memorandum, which includes a request to have the open space area clearly demarcated, a request for the applicant to provide a survey of all the trees located within the protected area so protection of significant trees can be enforced in the future, as well as other items.
5. Shed – The Commission may ask the applicant to confirm the shed located on the proposed Resubdivision Map by Rocco V. D’Andrea, within the “Formerly Reserved for Park and Recreation Purposes” area has a building permit and meets setbacks.
6. Open Space Restriction Language – The Commission may request the applicant update the existing open space restriction language to provide more clear direction for the open space’s maintenance and prohibited activities.
7. Ownership - Lots #2 and #3 of FSB #764, Tax ID 11-2962/S and 11-1732/S respectively, are owned by the same people according to the Certificate of Title research provided by the applicant, John T. Dillon and M.C. Dillon.
8. Lot Shape and Area – The Commission should note that the proposed lot shape meets the standards set forth in Section 6-205 of the Building Zone Regulations for both lot shape and lot area.
9. Open Space – The “Proposed Open Space Area” on the Resubdivision Map is noted to be 26,096 sq.ft. in size. The applicant has no intent to make the open space parcel larger than what was approved in the original subdivision, as they describe in an email dated 11/10/2020. The
recorded map of the original subdivision notes the open space as 0.595-acres, 25,918.2 sq.ft.
The Commission may review Sections 6-296, 6-297 and 6-298 of the Greenwich Subdivision
Regulations (GSR) to determine if the proposed open space meets the intent of the Regulations.

10. **Construction and Site Work** – No construction or site work is proposed with this application.

**DEPARTMENT COMMENTS:**
- **SEWER** - comments not yet received
- **IWWA** - see attached green sheet dated 10/14/2020
- **ZEO** - see attached memo of 11/02/2020
- **ENGINEERING** - see attached memo of 11/02/2020
- **CONSERVATION** - see attached memo of 11/10/2020

**PROPOSAL and HISTORY:**
An application for final re-subdivision was submitted to the Planning & Zoning Commission requesting to
merge two (2) lots and to reconfigure the recreation area as an open space parcel.

In August 1978 the Commission approved a three-lot subdivision, FSB #764. This approval noted that the
amount of land Reserved for Park and Playground Purposes shall equal 15% of the total tract. The
Subdivision Map was recorded as Map #5605 on the Greenwich Land Records and shows one lot
fronting North Street (Lot #2), and two rear lots (Lots #1 and #3). In the approved plan, the area Reserved
for Park and Recreation Purposes wraps awkwardly around Lot 3 of the subdivision. In the Staff Report
regarding FSB #764 from 1978 there is a staff comment that states, “Staff is not totally happy with the
land Reserved from Park and Playground Purposes, but has no alternate schemes given the size and
shape of the property.”

Lots #1 and #3, the two rear lots, are developed with single family homes, and Lot #2 remains vacant.

The applicant is proposing to combine Lots #2 and #3 into one parcel, forming Parcel “A” to be 95,096
sq.ft. (2.2029-acre) in size, and to reconfigure the recreation area as an open space parcel. Lots #2 and
#3, Tax ID 11-2962/S and 11-1732/S, are owned by the same people according to the Certificate of Title
research provided by the applicant.

The open space parcel will continue to represent 15% of the total lot area from the original three-lot
subdivision, 26,096 sq.ft. The driveways servicing the two existing homes, on Lots #1 and #3, will remain
in the same location and no construction is proposed as part of this re-subdivision.

**EXISTING PROPERTY:** The property is on the west side of North Street and improved with a single-
family dwelling, driveway and landscaping with many mature trees across the property. According to the
tax card, the dwelling was constructed in 1903.

359 North Street is bordered by single family homes that are within the RA-1 zone, and it is also within
the RA-1 zone.

**CONSERVATION:** The Commission may consider the Conservation Department’s comments issued on
11/10/2020. In their comments, they request that a clear boundary be established for the open space
area as the original open space area is not demarcated in the field. A lack of a clear boundary is likely the
reason for the detected violations, such as an unauthorized shed on the northwestern section of the
protected area and other small wooden structures along the southern property line. These
encroachments need to be removed from the open space.

The Commission may request the applicant provide a survey of all the trees located within the protected
area. There are some significant trees which should be documented so their protection can be enforced
in the future. It is also suggested that the existing lawn area be depicted on the survey.

The current open space area is very narrow and extends around the residence. Since the applicant is
requesting to combine parcels, the applicant may consider further study of the proposed geometry of the
open space area. A wider area overall is easier to demarcate, maintain intact, and provide more valuable habitat for wildlife.

The Commission may also want the applicant to revise the open space restriction language to help provide more clear directions for the area’s maintenance and prohibited activities. With updated language and a clear boundary demarcated, the provided re-subdivision has the potential to be ecologically beneficial as compared to the current condition.

BACKGROUND / TITLE SEARCH: The applicant submitted a deed history tracking Lots #2 and #3, Tax ID 11-2962/S and 11-1732/S. It is noted that these two lots are owned by the same people according to the Certificate of Title research provided by the applicant, which dates to November 8, 1947.

The property has not filed additional applications with the Planning and Zoning Department, since the subdivision application, FSP #764, from August 1978.

APPLICABLE REGULATIONS:
6-205 – Schedule of Required Open Spaces, Limiting Heights and Bulk of Buildings
6-258 – Authority for Regulations
6-261 – Definitions
6-269 – Record Sheets; Contents
6-270 – Construction Sheet; Contents
6-271 – Health Dept. Report; Sewage Disposal Facility
6-278 – Signing of Subdivision Plan
6-279 – Filing with Clerk
6-283 – Conformity with Plan of Development; Zoning Regulations.
6-296 – Natural Features; preservation.
6-297 – Parks and Playgrounds; standards.
6-298 – Ownership of Park and Playground or Open Space Land; Proof; Filing.
6-304 – Lot Dimensions
MEMORANDUM

To: Jacalyn Pruitt, Planner II

From: Aleksandra Moch, Environmental Analyst (Wetland and Soil Scientist)

Date: November 10, 2020

Re: 359 North Street, Renzo Candiotti, PLPZ 2020 00285
      Site survey by Rocco V. D’Andrea, Inc, dated October 5, 2020

I have reviewed the above-referenced plans and visited the site. The following comments are offered for your consideration:

1. The proposed re-subdivision will not only combine two parcels, but also reconfigure the area of the open space or as shown on the map “Reserved for Park and Recreation Purposes.” The note on the map should be uniform and name the entire set-aside area as an “open space.” The old term for the open space is confusing and does not express the purpose correctly.

2. The original open space area has not been demarcated in the field. Lack of clear boundary is most likely the reason for the detected violations. An unauthorized shed was installed within the northwestern section of the protected area. There is also a small wooden structure placed along the southern property line. These encroachments need to be relocated/removed from the open space and the affected areas restored with native plantings.

3. The open space area is narrow and extends around the residence. Lack of clear demarcation will keep this area vulnerable to human activities and potential clearing. Since the parcels will be combined into one property, the applicant may consider to exchanging the narrow section of open space to the rear of the residence for land to the east where a much wider area of land could be designated. A wider area can be easier to demarcate, maintain intact, and provide more valuable habitat for wildlife.

4. The applicant should provide a survey of all the trees located within the protected area. There are some significant trees which should be documented so their protection can be enforced in the future. In addition, the existing lawn area should be depicted on the survey.

5. The proposed open space restriction language should be revised to provide more clear directions for the area’s maintenance and prohibited activities.
6. If the language associated with protection of the open space is updated and the boundary of the open space is modified to form a more beneficial configuration, the proposed re-subdivision has the potential to be ecologically beneficial as compared to current conditions.

cc: Conservation Commission
DEPARTMENT OF PUBLIC WORKS – ENGINEERING DIVISION
SITE DEVELOPMENT REVIEW

Engineering Project No. 20-4(7)  Department Project No. PLPZ202000294  Submittal Received Date: 10/20/2020

Submittal Reviewed For:  Traffic Review Requested: No  Review Type: Final Subdivision
Planning and Zoning

PLAN SET INFORMATION

Plan Title: Consolidation of Lots  Project Address: 359 North Street

Engineering Firm:  Original Plan Date: 10/5/2020  Latest Plan Revision Date: 
Rocco V. D'Andrea, Inc.

DRAINAGE SUMMARY REPORT INFORMATION

Engineering Firm: --------  Original Report Date: _____  Latest Report Revision Date: _____

Reviews provided by the Engineering Division are for compliance with the Town’s “Roadway Design Manual and Standard Construction Details” and “Drainage Manual” as amended. Reviews are based upon the information and plans provided. Comments pertaining to the Town’s manuals are not all encompassing. Other reviewing entities may provide additional comments regarding consistency with these manuals in accordance with their jurisdictions. Review of sanitary sewer and septic systems are not reviewed by the Engineering Division.

All New Submittals for Commission Meetings must be received by the Engineering Division four weeks before scheduled Commission Meeting.

All Revised Submittals for Commission Meetings must be received by the Engineering Division three weeks before scheduled Commission Meeting.

Reviewed and Approved by: ____________________________  Date: 11/2/20
Scott Marucci - Senior Civil Engineer

COMMENTS AND CONDITIONS OF APPROVAL:  Approved for Subdivision

1. The Engineering Division has no comments for the consolidation of lots and the modification to the open space.
Reviewed for Planning and Zoning Commission.

TITLE OF PLAN REVIEWED: Dillon

LOCATION: 359 North Street

PLAN DATE:

ZONE: RA-1

☐ Ok for Zoning Permit Sign-off with the following revisions:

☐ Resubmit the following prior to Site Plan/ Subdivision approval:

☒ The subject site plan/subdivision meets the requirements of the Building Zone Regulations, excluding sections 6-15 and 6-17, and is Ok for Zoning Permit Sign-off.

Reviewed by: Jodi Couture  Date: 11/6/2020

Note: These comments do not represent Building Inspection Division approval. Plans subject to review by ZEO at time of building permit application.
Jackie,

The original subdivision map shows the open space as .595 acres or 25,918.2 sqft. I spoke with Tony D’Andrea who said there was no intent to make the open space parcel larger. It was a function of having the new course and distances work. He just wanted to make sure it was not less than existing.

Let me know if you have any further questions.

Thanks,
Tom

Thomas J. Heagney
Heagney, Lennon & Slane, LLP
248 Greenwich Avenue
Greenwich, CT 06830
O: 203-661-8400
F: 203-661-7496
theagney@HLS248.com

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Just to clarify, I am putting the below chart in the staff report:

<table>
<thead>
<tr>
<th>Existing Condition</th>
<th>Proposed Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Number 2</td>
<td>Parcel “A”</td>
</tr>
<tr>
<td>43,560 sq.ft.</td>
<td>95,959 sq.ft. (2.203-acres)</td>
</tr>
<tr>
<td>Lot Number 3</td>
<td></td>
</tr>
<tr>
<td>52,399 sq.ft.</td>
<td></td>
</tr>
<tr>
<td>Open Space</td>
<td></td>
</tr>
<tr>
<td>25,482.6 (15% of 169,884 sq.ft. (3.9-acres) from FSB #764)</td>
<td>95,959 sq.ft. (2.203-acres)</td>
</tr>
</tbody>
</table>
Obviously it is typically better if you are offering more open space, which according to my math you are. I guess I am trying to track down the logic from your team on how you came up with the 26,096 sq.ft. number in the first place - ?

Jacalyn Pruitt, Planner II
Town of Greenwich Planning & Zoning

From: Pruitt, Jacalyn  
Sent: Tuesday, November 10, 2020 12:22 PM  
To: Tom Heagney <theagney@hls248.com>  
Subject: 359 North Street application

Hi Tom, I am the planner assigned to your application at 359 North Street. While reviewing the “recreation area” it looks like what was previously approved was 25,482.6 sq.ft. (that is 15% of 3.9-acres), and what you are proposing now is 26,096 sq.ft. – correct? I realize it is a 2.4% difference with those two numbers, but I want to confirm we are on the same page.

Also – as a reminder, if you would like to submit a presentation for this application, please do so by 10am this coming Friday.

Jacalyn Pruitt, Planner II
Town of Greenwich Planning & Zoning
101 Field Point Road
Greenwich, CT 06830
Ph. 203-622-7894
Jacalyn.Pruitt@greenwichct.org

Town Hall is currently still operating under a State of Emergency. Starting October 13th, Town Hall will be open to the public 8 AM to 1 PM weekdays. Many Town Services can be conducted online and will continue to be. In the interest of public health and staff safety, if your request can be done over email, the internet, or phone, please continue to do so in those manners, in lieu of coming into Town Hall. Please follow the Town’s website (www.Greenwichct.gov) for the most up to date information.

For immediate assistance, during business hours (8 a.m. to 4 p.m. M-F), please email the Department via the Town’s website at: https://www.greenwichct.gov/FormCenter/Planning-Zoning-11/Contact-Us-53; and select “Planning and Zoning” under the "select a category" tab to reach us. Again, Staff will be monitoring emails between 8 am - 4 pm weekdays.

If you are working with specific staff, please continue to call or email staff directly as they continue to be working remotely, on days they are not in the office.

CAUTION: This email originated from outside the Town email system. Do not click links or open
**SUBDIVISION APPLICATION**

**Project Name:** 359 North Street  
**Project Address:** 359 North Street, Greenwich, CT 06830  
**Property Owner(s):** John T. & M.C. Dillon, owners - Dennis & Cynthia Ever, applicants  
**Tax Account Number(s):** 11-2962; 11-1732  
**Zone(s):** RA-1  
**Lot Area:** 122,055 sf

**Please select all relevant items below:**

- [ ] Preliminary  
- [ ] Subdivision  
- [ ] Coastal  
- [x] Resubdivision  
- [x] Final

**No. of Lots:**  
- Existing: 2  
- Proposed: 1 *

**Total Area of Property**  
- Existing: RA-1 (s.f. or acres): 122,055 sf *  
- Proposed: RA-1  
- Area of Land Reservation: 26,096 sf

- [ ] Property is within 500 feet of a Municipal Boundary of __________________________ (for notification)  
- [ ] 10 lots or 10 or more acres requires Environmental Assessment § 6-266 (19)

**Reserved Land Area as Percent of Total Land Area:**

**Previous SB #:** PSB #749; FSB #764

**GLR Map # of any previously filed subdivisions or surveys:** GLR Map 5605

**Check as applicable:**  
- [ ] septic  
- [ ] well  
- [x] sewer  
- [x] public water

**Health Permit needed and received?** N/A

**IWWA Permit received?** Green Sheet IWWA Permit #: 

To be completed by P&Z staff only:  
**Check #:** 45447  
**Check Amount:** $1,150.00

**Application #:** FL20000294  
**PZ Subdivision App 2018**
Mr. Peter Mangs  
Applications Coordinator  
Town of Greenwich  
101 Field Point Road  
Greenwich, CT 06830

RE: Final Re-Subdivision Application  
359 North Street, Greenwich, CT 06830

Dear Peter,

As part of the application for Final Re-Subdivision electronically submitted on October 15th, please find the following materials:

1. Final Subdivision Checklist;
2. Preliminary Subdivision Checklist;
3. Authorization Letter from current property owners;
4. Authorization Letter from applicants;
5. Field Cards;
6. GIS Maps;
7. Affidavit of Notice to abutting property owners;
8. Narrative;
9. IWWA Greensheet;
10. Certificate & Chain of Title, 2 copies;
11. Copy of GLR Map No. 5605;
12. Re-Subdivision Plan, 1 full sized copy and 1 reduced copy; and
13. Photo of the Check representing the fee for final re-subdivision application & State Fee.

Thank you for your assistance in this matter.

Very truly yours,

Thomas J. Heagney

TJH/em  
Enclosures  
VIA FEDEX OVERNIGHT
Final Subdivision Application Checklist
(Per Section 6-267 through 6-272 of the Subdivision Regulations)

APPLICATION NAME: 359 North Street

All requests for final subdivision review by the Planning and Zoning Commission shall include all information indicated on this checklist and confirmation that all modifications as specified in a Commission review of any preliminary plan have been resolved. Applications shall be submitted in a single submission, including a list of submitted plans and a project narrative. The subdivision plan record sheet and construction sheet(s) are to be prepared in accordance with the Town’s subdivision regulations and Department of Public Works Roadway and Drainage Design Manuals. A complete application must be received a minimum of 30 days prior to the Commission meeting at which the applicant desires to be heard. Fifteen copies of the plans are to be submitted (up to 20 copies of the plans may be required if in Coastal Zone or including new roads). Plans must be folded to 9"x12".

Check Items Submitted:

☐ 1. Record Sheets: shall be drawn at a scale of 20, 40, 50 feet to 1 inch except that for tracts in the RA-1, RA-2 or RA-4 zones a scale of 100 feet to 1 inch may be used provided required data is clearly shown. An index is to be provided in the event multiple sheets are required.

☐ a. Title (Subdivision or Resubdivision) of the sheet including the name of the subdivider and/or contract purchaser, Town Project Number issued upon request by the Chief of the Engineering Division of the Department of Public Works and endorsement block for Commission signature in the lower right hand corner of the tracing. A graphic scale, north arrow, and drawing and revision date(s) are to be shown.

☐ b. The location and dimensions of all boundary lines (metes and bounds) of the property.

☐ c. The dimensions and areas of all existing and proposed lots.

☐ d. Information to show the location of the subdivision in relation to surrounding property and streets.

☐ e. The names of owners of adjacent land (including properties across the street) or names of adjacent subdivisions; and locations of structures, wells, and septic tanks on adjacent properties within 100 feet of the proposed subdivision.

☐ f. The lines of existing and proposed streets within the subdivision and lines of existing or approved streets. Survey data shall be shown across all street intersections to relate accurately one block with another and one side of a street with the opposite side.

☐ g. Location and type of all proposed monuments.

☐ h. The names of existing and proposed streets. The names of proposed streets are to be unique within the Town and not easily confused with names of other accepted streets.

☐ i. The lines and purposes of existing and proposed easements immediately adjoining and within the subdivision.

☐ j. The location of all existing and proposed water bodies, streams and wetlands.

☐ k. The location and dimension of all property proposed to be set aside for park and playground use or other public or private reservations with designation of the purposes thereof.

☐ l. The location of any Town and zone boundary lines within and adjoining the tract; and yard dimensions in respect to existing buildings.

☐ m. Sufficient data acceptable to the Engineering Division, to determine readily the location, bearing and length of all street lines, and to reproduce such lines upon the ground. These should be tied to reference points previously established such as State Highway or Town lines, adjacent subdivision monuments, or Town or State established grid points, and shown on the map. Datum used shall also be indicated.

☐ n. Certification with date, signature and seal of a registered land surveyor that the drawing is substantially correct to an A-2 degree of accuracy and that the property is in a designated zone or zones under the zoning regulations and a statement as to whether or not the lots in the proposed subdivision comply with zoning regulations.

☐ o. The following note shall be placed on the record sheet for any subdivision with a defined drainage course, swale or structure: "Upon approval of this subdivision plan, the owner agrees with the Town that unless otherwise specified hereon, the areas within at least ten (10) feet of the center line of any drainage facility, ditch or stream shown hereon, are dedicated for drainage, that no building or other structure shall be located thereon and that the Town shall not be under any obligation to maintain, clean, enclose, or otherwise alter or improve, such drainage facility."
Final Subdivision Application Checklist

☐ p. The endorsement block for Commission action required to appear on the record sheet shall be shown as follows:

"Approved by Resolution of the Planning and Zoning Commission, Town of Greenwich, Connecticut, dated

Signature of Chairman ______________________ Date ____________

☐ q. A note indicating the type of sewage disposal and water supply facilities to be provided.

☐ r. The following information is to be shown on the record sheet as applicable: total area of the subdivision, area of land reservations, area of land reservations as a percentage of total area, area of conservation land reserved by easement.

☐ s. The record sheet shall note the elevation and the extent of the 100 year flood boundary as shown on the current edition of the Flood Insurance Rate Maps; NGVD 1929 is to be used. Areas reserved for flooding, as per the drainage summary report, shall be indicated and the flood elevation noted. A note indicating the purposes of the reservation shall be shown.

☐ t. All notes required for the preliminary layout not mentioned herein are required.

☐ u. A note stating that all utilities shall be placed underground.

☒ 2. An affidavit certifying that all abutting property owners have been notified about the proposed subdivision (See Section 6-272 of the Subdivision Regulations). Owners of lots, or portions of lots, which are across a public or private street shall be deemed to be abutting property owners. A schedule of names, addresses, shown on a GIS map with lot lines indicating the location of the notified property owners.

☒ 3. Written authorization for the agent to act on behalf of the certified property owner(s).

☐ 4. Eight copies of 11 x 17 inch reduction.

☐ 5. A map at a scale of 1,000 feet to one inch showing the Lot Lines & Streets.

☐ 6. Two copies of declarations or easements relating to reservations for park and playground or conservation areas prepared in accordance with the Town’s model documents.

☐ 7. Fee submitted at time of application: $___________ (see fee schedule)

RECEIVED

Oct 21, 2020

Planning & Zoning Commission

☒ 9. All items from the Preliminary Subdivision checklist.

☐ "It is the belief of the PZC staff that this application is incomplete because of the failure of the applicant to provide the materials referred to above. This application will be reviewed by the PZC and a decision made as to whether it is complete or incomplete at its public meeting to be held in the PZC office."

I certify that the application includes all of the above requirements as noted. Please explain reasons for any omissions: __________________________________________

Owner name/ signature ______________________ See Authorization Letter

Agent name/ signature ______________________ Date 10/5/2020

P&Z Staff Signature ______________________

Applicant Comments: __________________________________________

NOTE: Any new documentation presented at Planning and Zoning Meetings shall be submitted to staff so that they can be made part of the record. Please ensure all documents can easily be removed from presentation boards.
Preliminary Subdivision Checklist
(Per Section 6-265 and 6-266 of the Subdivision Regulations)

All requests for preliminary subdivision review by the Planning and Zoning Commission shall include all information indicated on this checklist and shall be submitted a minimum of 30 days prior to the date of the hearing at which the applicant desires to be heard. All materials shall be submitted in a single submission, including a list of submitted plans and a project narrative.

The preliminary layout shall be drawn on paper not more that 40 inches wide or 30 inches high and shall be drawn at a scale of 20, 30, 40, 50, or 100 feet to one inch. If more than one drawing is required to show an entire tract, an index map shall be provided. Plans are to be prepared in accordance with the Town Roadway and Drainage Design manuals and Subdivision Regulations. The preliminary layout shall include the following items unless previously waived by the Planning Staff. Ten copies of the plans are to be submitted. Plans must be folded to 9”x12”.

Check Items Submitted:

☐ 1. Title of the sheet including the name of the subdivider, Town Project Number issued upon request by the Chief of the Engineering Division of the Department of Public Works. A graphic scale, north arrow, drawing and revision date(s) are to be shown.

☐ 2. Boundaries of the tract to be subdivided shall be shown by metes and bounds and total area is to be given. If the developer intends to develop only a portion of a tract the entire tract shall nevertheless be included in the preliminary layout, including any previous lots cut from the property in question from 1933 on.

☐ 3. A topographic survey showing ground contours within the tract to be subdivided at intervals of not more than five feet of elevation unless the Town Planner or a designee determines that two-foot contour interval is required in the interest of sound subdivision planning. Said survey shall include all pertinent topographic features within and adjoining the tract including watercourses, water bodies, intermittent streams and wetlands as required by IWWA, the location of Flood Hazard Lines as determined by FEMA, the line of mean high water and high tide line for coastal subdivisions, and Connecticut D.E.P. and other stream encroachment lines with notes referencing the sources of information. Existing features such as buildings, stone walls, wooded areas, rock outcrops, isolated trees of ten inches or more in caliper, and other trees and other physical features as may be significant to the property are to be shown.

☐ 4. Name and address of owner(s) of the tract to be subdivided.

☐ 5. The names of owners of adjacent land (including properties across the street) or names of adjacent subdivisions; and locations of structures on adjacent properties within 100 feet of the proposed subdivision.

☐ 6. The zone in which the land to be divided land falls and the location of any Town and zone boundary lines within and adjoining the tract and yard dimensions in respect to existing buildings.

☐ 7. Note stating that all utilities will be placed underground.

☐ 8. Existing streets and easements for drains, sewers, and utilities immediately adjoining and within the tract to be subdivided.

☐ 9. Existing drains and sewers nearby and within the tract to be subdivided with their location, size, type and approximate elevations and gradients using mean sea level as datum wherever practical.

☐ 10. Location of all existing utilities within or crossing the property including septic systems, wells, water, gas or electric lines.

☐ 11. Location and purpose of any existing and/or proposed easements. Two copies of any recorded documents shall be submitted.

*up to 10 copies of the plans if in Coastal Zone or including new roads.
12. A statement as to source of water and method of sewage disposal.

13. Proposed approximate lot lines with approximate lot areas. The lots shall be numbered.

14. The approximate lines and gradients of proposed streets and common drives serving adjoining rear lots.

15. Approximate location and area of proposed open space for park and playground purposes.

16. Approximate location of proposed utility lines including water, sewer, gas, electricity, and the like.

17. Certification with date, signature and seal of a registered land surveyor that the drawing is substantially correct to an A-2 degree of accuracy and that the property is in designated zone or zones under the zoning regulations and statement as to whether or not the lots in the proposed subdivision comply with zoning regulations. Certification of items 14 and 16 of this checklist is to be made by a registered professional engineer if applicable.

18. For a subdivision of ten or more acres or ten lots, ten copies of an environmental assessment including any modifications required by the Conservation Commission. Written sign-off by the Conservation Director shall be attached to the report. For projects, which require Conservation Commission review, notification of abutting property owners shall be made at least two weeks prior to the Conservation Commission hearing.

19. Gross Floor Area of existing structures. Floor area worksheets are to be prepared in accordance with the format prescribed by the Planning and Zoning Staff.

20. Width of right-of-way of all streets on which the tract has frontage shall be shown.

21. Coastal Area Management application for tracts fully or partially within the Coastal Overlay Zone.

22. Eight copies of 11 x 17 inch reductions.

23. An affidavit certifying that all abutting property owners have been notified about the proposed subdivision, as evidenced by the submission of a certificate of mailing or certified or registered mail receipts about said application. A schedule of names, addresses, shown on a GIS map with lot lines indicating the location of the notified property owners. Owners of lots, or portions of lots, which are across a public or private street shall be deemed to be abutting property owners. For projects which require the preliminary review by the Conservation Commission, the notice shall be sent by the applicant to abutting owners two weeks prior to any scheduled hearing date of the Conservation Commission.

24. Written authorization of the agent to act on behalf of the certified property owners(s).

25. A completed Subdivision Application Form.

26. Summary of the chain of title from 1933 to date of application and two copies of referenced documents.

27. Five copies of a Preliminary Drainage Summary Report prepared in accordance with the Town Drainage Design Manual. The applicant is required to contact the Engineering Division and L.W.A. staff on the conceptual approach to storm water management prior to submitting the summary report.

28. A map at a scale of 200 feet to one inch showing the location of the tract in relation to existing streets, the boundaries of the tract, and the location of proposed streets, and sufficient information to permit correct delineation of the tract on the Town’s topographic survey.

29. A map at a scale of 1”: 1,000 feet with proposed Lot Lines delineated and abutting streets.

30. Fee submitted at time of application: $ _______________ (see fee schedule)

I certify that the application includes all of the above requirements, as noted. Please explain reasons for any omissions.

________________________________________________________
Thomas J. Heagney
Owner/Agent (Please Print)

________________________________________________________
Owner/Agent Signature & Date
October 13, 2020

Planning and Zoning Commission
Town of Greenwich
101 Field Point Road
Greenwich, CT 06830

RE: 359 North Street, Greenwich, CT

To Whom It May Concern:

We hereby authorize Heagney, Lennon & Slane, LLP to act as our agent to appear before the Town of Greenwich Planning and Zoning Commission or any other Town Municipal Board in connection with the filing of applications for the above captioned property.

John T. Dillon, Property Owner

M.C. Dillon, Property Owner
NARRATIVE

In August 1978 The Planning and Zoning Commission approved a three-lot subdivision including 15% set aside for Park and Recreation Purposes. The Subdivision Map was recorded as Map 5605 in the Greenwich Land Records and showed one fronting lot and two rear lots with accessways and the area Reserved for Park and Recreation Purposes wrapping around Lot 3 of the subdivision. Lot 1 and 3 have been developed with single-family homes and Lot 2 is vacant.

Applicant proposes to combine Lots 2 and 3 into one parcel and to reconfigure the recreation area as an open space parcel. The open space parcel will still represent 15% of the total a lot area from the original three-lot subdivision. The driveways servicing the two existing houses on the lots will remain in the same location and no construction is proposed as part of this re-subdivision.

Final re-subdivision to combine Lots 2 and 3 and reconfigure the open space parcel is requested.

Respectfully Submitted,

Thomas J. Heagney
Dated: October 15, 2020
TOWN OF GREENWICH
Town Hall - 101 Field Point Road - Greenwich, CT 06830
Inland Wetlands & Watercourse Agency – 203-622-7738 – Fax:203-622-7764

PERMIT-NEED QUESTIONNAIRE

This form is NOT an IWWA Application

Project Address: 359 North Street
Tax ID: 11-2962551-1732/S

Property Owner: John T. & M.C. Dillon, owners
Address: 359 North Street, Greenwich, CT 06830

Dennis & Cynthia Ever, Applicants

Contact information - Email or Cell Phone:

Authorized Agent: Heagney, Lennon & Slane, LLP
Address: 248 Greenwich Ave, Greenwich CT 06830

Contact information - Email or Cell Phone: Thomas J. Heagney (203) 661-8400 THeagney@HLS248.com

Has there ever been an IWWA application for this site? YES O NO O
Appl. #

ACTIVITY: [Check one]
Addition[ ] Demolition[ ] Deck[ ]

New residence[ ] Tennis Court[ ] Pool[ ]

Septic[ ] Generator[ ] Other (specify) Re-subdivision to combine

Will this activity require an addition to the septic system or a B100a? YES O NO O

2 lots & reconfigure open space *No Construction*

FEE: $65 for reviews requiring a site visit

A PLOT PLAN IS REQUIRED SHOWING THE PROPOSED ACTIVITY.

IWWA staff will review the project proposal to determine if regulated activities are associated with the proposal and whether an IWWA permit is required. If an IWWA permit is required, the appropriate permit application packet will be provided.

Do not apply for a Building Permit until this review is complete.

No work may begin until an IWWA permit is issued and/or the “Building Permit Application Sign-Off Sheet” has been signed.

The issuance of a building permit alone does not constitute an authorization to proceed.

As the property owner O or, authorized agent O [check one] I believe the information I have submitted is correct.

Signature THeagney@HLS248.com Date 10 15 2020

STAFF NOTES

Office Rev Date 10 15 2020 Field Inv Date 10 15 2020 WET/WC? YES NO

Action Required? YES O NO O if yes, DRO AOO ARQ SIA Staff

Soils Report Date / / Author Soils

Comments: No Construction, No permit required

IWWA Questionnaire Revised 3/24/2020
TOWN OF GREENWICH

AFFIDAVIT OF NOTIFICATION OF RE-SUBDIVISION APPLICATION
TO
PLANNING AND ZONING COMMISSION

STATE OF CONNECTICUT )
COUNTY OF FAIRFIELD )
                    ) ss:  Greenwich

I, THOMAS J. HEAGNEY, being first duly sworn, do hereby certify that on
October 15, 2020, I caused to be mailed, postage prepaid, evidenced by certificate of mailing, to
those persons whose names are set forth on Exhibit A attached hereto, a copy of the notice
Exhibit B. Said persons are the record owners, as of October 15, 2020, as shown on the Town
Tax Assessor’s Office records of property abutting and across the street from the properties for
which an application for re-subdivision at the property at 359 North Street, Greenwich,
Connecticut has been filed with the Town of Greenwich Planning and Zoning Commission.

[Signature]
THOMAS J. HEAGNEY

Subscribed and sworn to before me
This 15th day of October, 2020

[Signature]
EMMA A. MUTINO
NOTARY PUBLIC
My Commission Expires Apr. 30, 2025

RECEIVED
OCT 21 2020
PLANNING & ZONING COMMISSION
EXHIBIT A

Abutting property owners of 359 North Street:

Robert C. Hazlett III.
360 North Street
Greenwich, CT 06830
11-2361

George & Demetra Ganias Soterakis
361 North Street
Greenwich, CT 06830
11-2911/S

Jordan E & Susan Yarett
355 North Street
Greenwich, CT 06830
11-1747

Margorie R. & Guy L. Smith IV.
352 North Street
Greenwich, CT 06830
11-1481

Alberto & Luz Agrest
363 North Street
Greenwich, CT 06830
11-1044

Roberto Chiappelloni
353 North Street
Greenwich, CT 06830
11-1746

Kenneth & Allyson S. Kates
7 Sparrow Lane
Greenwich, CT 06830
11-1734/S

Hugh B. Vanderbilt, Jr.
11 Sparrow Lane
Greenwich, CT 06830
11-1735/S
EXHIBIT B

October 15, 2020

To Whom It May Concern:

Notice is hereby given that John T. and M.C. Dillon, as property owners, and Dennis and Cynthia Ever, as applicants, have filed an application with the Town of Greenwich Planning and Zoning Commission to request re-subdivision approval to combine 2 lots and reconfigure open space at 359 North Street, Greenwich, Connecticut.

Further information regarding this application may be obtained at the Planning and Zoning Commission or this office.

As an adjoining property owner you are entitled to this notice. You may appear at the Public Hearing of this appeal or send a representative. You may also write to the Planning and Zoning Commission to express your position on this matter under review if you so choose. The date of the hearing has not yet been determined. Prior to the hearing a legal notice will be published twice in the Greenwich Time newspaper to announce the date and time of the hearing. The appeal and accompanying documents are on file at Greenwich Town Hall. You may review these public records at Town Hall if you wish.

________________________

Thomas J. Heagney

For information contact:
Planning and Zoning Commission
Town Hall, 101 Field Point Road
Greenwich, CT 06836
Tel: 203-622-7894
To Whom It May Concern:

Notice is hereby given that John T. and M.C. Dillon, as property owners, and Dennis and Cynthia Ever, as applicants, have filed an application with the Town of Greenwich Planning and Zoning Commission to request re-subdivision approval to combine 2 lots and reconfigure open space at 359 North Street, Greenwich, Connecticut.

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[Signature]

Thomas J. Heagney

For information contact:
Planning and Zoning Commission
Town Hall, 101 Field Point Road
Greenwich, CT 06836
Tel: 203-622-7894
CERTIFICATE OF TITLE

359 North Street
(Tax ID 11-2962/S and 11-1732/S)

THIS IS TO CERTIFY that after an examination of the Land Records, as indexed, of the Town of Greenwich, County of Fairfield and State of Connecticut, and of the books and pages to which they refer, to the date hereof, we are of the opinion that JOHN T. DILLON and M.C. DILLON are the owners in fee simple, conveyed to them by a Warranty Survivorship Deed from STEPHEN N. BOBROW, TRUSTEE and STEPHEN N. BOBROW and MARGERY BOBROW on February 19, 1997 in Book 2884 at Page 101 of the Greenwich Land Records.

The chain of title to the property is as shown on the attached schedule.

Dated at Greenwich, Connecticut this 25th day of October, 2020.

HEAGNEY, LENNON & SLANE, LLP

By: ____________________________
     Thomas J. Heagney
<table>
<thead>
<tr>
<th>Date</th>
<th>Book</th>
<th>Page</th>
<th>Conveyance</th>
<th>Lots</th>
</tr>
</thead>
<tbody>
<tr>
<td>November 8, 1947</td>
<td>427</td>
<td>51</td>
<td>Committee Deed from Carl C. Francis, as Committee, to Rodney H. Waterman</td>
<td>ALL</td>
</tr>
<tr>
<td>February 25, 1948</td>
<td>427</td>
<td>472</td>
<td>Quit Claim Deed from Rodney H. Waterman to The Poe Realty Company, Inc.</td>
<td>ALL</td>
</tr>
<tr>
<td>July 14, 1948</td>
<td>430</td>
<td>597</td>
<td>Warranty Deed from The Poe Realty Company, Inc. to Jorge Toro-Neira</td>
<td>ALL</td>
</tr>
<tr>
<td>November 15, 1950</td>
<td>454</td>
<td>242</td>
<td>Warranty Deed from Jorge Toro-Neira to Leonor Toro</td>
<td>ALL</td>
</tr>
<tr>
<td>December 18, 1951</td>
<td>468</td>
<td>272</td>
<td>Quit Claim Deed from Leonor Toro to Jorge Toro-Niera</td>
<td>ALL</td>
</tr>
<tr>
<td>December 18, 1951</td>
<td>468</td>
<td>274</td>
<td>Warranty Deed from Jorge Toro-Neira to Hazel R. Guggenheim</td>
<td>ALL</td>
</tr>
<tr>
<td>September 4, 1975</td>
<td>938</td>
<td>349</td>
<td>Certificate of Devise from the Estate of Hazeltine Guggenheim a/k/a Hazel R. Guggenheim to Bernard M. Caswell</td>
<td>ALL</td>
</tr>
<tr>
<td>July 1, 1976</td>
<td>974</td>
<td>163</td>
<td>Warranty Deed from Bernard M. Caswell to Joel Feldman and Cheryl Feldman</td>
<td>ALL</td>
</tr>
<tr>
<td>September 8, 1978</td>
<td>1093</td>
<td>136</td>
<td>Warranty Deed from Joel Feldman and Cheryl Feldman to Charles Sanderson Stephens a/k/a Charles S. Stephens</td>
<td>Lot 3 Map #5605</td>
</tr>
<tr>
<td>September 8, 1978</td>
<td>1093</td>
<td>143</td>
<td>Warranty Deed from Joel Feldman and Cheryl Feldman to Elizabeth Lucas-Stephens</td>
<td>Lot 2 Map #5605</td>
</tr>
<tr>
<td>August 5, 1983</td>
<td>1329</td>
<td>196</td>
<td>Quit Claim Deed from Charles Sanderson Stephens and Elizabeth Lucas-Stephens to Charles Sanderson Stephens and Elizabeth Lucas-Stephens</td>
<td>Lot 3 Map #5605</td>
</tr>
<tr>
<td>June 5, 1985</td>
<td>1478</td>
<td>120</td>
<td>Warranty Deed from Charles Sanderson Stephens a/k/a Charles S. Stephens and Elizabeth Lucas-Stephens to Evangelos Karvounis and Theodora Karvounis</td>
<td>Lot 3 Map #5605</td>
</tr>
<tr>
<td>June 5, 1985</td>
<td>1478</td>
<td>123</td>
<td>Warranty Deed from Elizabeth Lucas-Stephens to Evangelos Karvounis and Theodora Karvounis</td>
<td>Lot 2 Map #5605</td>
</tr>
<tr>
<td>June 26, 1989</td>
<td>1948</td>
<td>222</td>
<td>Warranty Deed from Evangelos Karvounis and Theodora Karvounis to Stephen N. Bobrow and Margery Bobrow</td>
<td>Lots 2&amp;3 Map #5605</td>
</tr>
<tr>
<td>June 26, 1989</td>
<td>1948</td>
<td>240</td>
<td>Quit Claim Deed from Stephen N. Bobrow and Margery Bobrow to Stephen N. Bobrow, Trustee</td>
<td>Lot 2 Map #5605</td>
</tr>
<tr>
<td>February 19, 1997</td>
<td>2884</td>
<td>101</td>
<td>Warranty Survivorship Deed from Stephen N. Bobrow, Trustee and Stephen N. Bobrow and Margery Bobrow to John T. Dillon and M.C. Dillon</td>
<td>Lots 2&amp;3 Map #5605</td>
</tr>
</tbody>
</table>
prosecute, or cause or permit to be prosecuted any action at law against said Margaret I. Mechoso or Eleanor Veneman Baldwin or their heirs and assigns to charge them with any liability for or to recover any costs or damages by reason of said fault, the mortgage given to secure the same, and all covenants and agreements made by the said Margaret I. Mechoso or Eleanor Veneman Baldwin in connection therewith.

IN TESTIMONY WHEREOF, the said parties have hereunto set their hands and seals and to a duplicate of the said lease and date, the day and year first above written.

Signed, sealed and delivered in the presence of

William T. Jackson
Trustee under the Will of Louise C. Jackson for the benefit of William T. Jackson

THE BRUCE PARK REALTY CORPORATION (SELLER)

By Bernard Balfour
Its President

Received for Record Nov. 7, 1947 at 4:16 P.M. and recorded by:

[Signature]

Town Clerk

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

WHEREAS, at a Superior Court held at Bridgport, within and for Fairfield County on the 8th day of August, 1947, upon the application of Julia Andrews Beale, of the town of Greensville, County of Fairfield, and State of Connecticut, plaintiff, in an action against Harris C. Field et al, under Docket No. 74194, claiming by way of equitable relief a decree appointing a Committee for the sale of real estate, including that hereinbefore described, at public or private sale, as a whole or in separate parcels, it was adjudged that such real estate be sold, and undersigned, CAIL C. FRANKS, of the said town of Greensville, was appointed by said judgment a Committee to sell said premises, either as a whole or in separate parcels, at private sale or at public auction, in such manner and at such time and place, and upon such terms as to the undersigned should seem best, and

WHEREAS, pursuant to said judgment, he said at private sale the real estate hereinbefore described, being a portion of the premises ordered sold in said judgment, for the following consideration, to wit: the sum of FIFTY THOUSAND ($50,000.00) DOLLARS, to RODNEY H. WATERMAN, of the said Town of Greensville, and said return of his doings to said Court,

NOW, WHEREAS, THAT I, the said CAIL C. FRANKS, Committee aforesaid, in pursuance of the authority and direction given as aforesaid, and for the aforesaid consideration, received by me from the said RODNEY H. WATERMAN, DO CRAKE, CABEL, SALE AND CONFIRM unto the said RODNEY H. WATERMAN, a parcel of land, together with the buildings and improvements thereon, situated in the Town of Greensville, County of Fairfield and State of Connecticut, bounded and described as follows:

Beginning at the point formed by the intersection of the division line between land herein described and land of Albert Charles Hecken with the westerly line of North Street, and running thence along land of said Albert Charles Hecken due west 262.22 feet and E. 44° 41' 26" N. 208.80 feet, thence along the northerly line of Parsonage Road E. 62° 00' A. 102.77 feet and N. 8° 13' B. 9.7 feet, thence along land of the Putnam Cemetery Association E. 33.06 feet, N. 4° 19' W. 127.06 feet and N. 3° 0' W. 2.964 feet, thence still along land of the Putnam Cemetery Association to and along land of Belle L. Bridge et al N. 79° 10' E. 799.0 feet, thence through land ordered sold as aforesaid S. 14° 46' 55" W. 99.6 feet, E. 35° 46' N. 212.03 feet and N. 37° 20' W. 192.2 feet, thence along the westerly line of North Street S. 5° 54' E. 293.6 feet, S. 4° 52' E. 90.16 feet and S. 2° 21' W. 21.11 feet to the point of beginning and containing 12.567 acres.

The general boundaries of the above described tract of land are northerly by land of the Putnam Cemetery Association, land of Belle L. Bridge et al and other land ordered sold as aforesaid; easterly by other land ordered sold as aforesaid, North Street and in a small
BOOK 427 MISCELLANEOUS

part by land of Albert Charles Henschel; southerly by land of Albert Charles Henschel and by
Presumable Road; and westerly by the Putnam Cemetery Association and in a small part by
Presumable Road.

Together with all rights, title and interest of the owners of the premises in and to such
portions of Presumable Road and North Street as lie in front of the premises above described.
Said premises are conveyed subject to the following:

1. Zoning and Town Planning laws, rules and regulations as established in and for the Town
of Greenwich.

2. Town of Greenwich Tax on the last of June 1, 1947, due and payable in January and July,
1947.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances there-
of, unto the said ROBERT H. WATERS, his heirs and assigns forever, to him and their prop-
erty use and behoove.

IN WITNESS WHEREOF I have hereunto set my hand and seal this 4th day of October, A.D. 1947.

SIGNED, SEALD AND DELIVERED

IN THE PRESENCE OF:

May O. Hensley
Joseph Ondayko

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

OCTOBER 4TH A.D. 1947

Personally appeared CARL C. FRANCIS, Committee as aforesaid, signer and sealer of the fore-
going instrument, and acknowledged the same to be his free act and deed, as such Committee,
before me.

[Signature]
Notary Public

APPROVED this 9th day of November, 1947

Wynne, Judge

Received for Record Nov. 8, 1947 at 9:15 A.M. AND recorded by:

DOROTHY D. C. VAN NAGHIER

VS.
ALEXANDER VAN NAGHIER, JR.

FIRST THURSDAY SEPTEMBER 1947

AUGUST 12, 1947

RELEASE OF ATTACHMENT

The attachment of real estate of the defendant, ALEXANDER VAN NAGHIER, JR., by virtue of
the Writ dated July 31, 1947, is hereby fully released and discharged, said action having been
withdrawn; the certificate of said attachment being recorded in Greenwich Land Records in
Volume 425 at Page 233.

Dated at Stamford, Connecticut, this 12th day of August, 1947.

In the presence of:

Robert C. Dall, Jr.

Frederick Ahles

SCHLIERL

STREET OF CONNECTICUT
COUNTY OF FAIRFIELD

August 12, 1947

Personally appeared FREDERICK MILLS, signer of the foregoing instrument, and acknowledged
the same to be his free act and deed, before me.

[Signature]
Notary Public

Received for Record Nov. 10, 1949 at 9:00 A.M. and recorded by:

Town Clerk
day of January, 1948.

Signed, sealed and delivered
in the presence of:
N. James Singlet
Rex H. Hinkle

Frederick H. Petersen

[Notary Public]

STATE OF CONNECTICUT
CITY OF FAIRFIELD

Personally appeared FREDERICK H. PETERSEN, the Executor hereof, signer and sealor of the
foregoing instrument and acknowledged the same to be his free act and deed as such Executor
before me.

[Seal]

[Name]

(Notary Public)

Received for Record Feb. 28, 1948 at 1:00 P.M. and recorded by

[Name]

Town Clerk

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

KNOW YE, THAT I, ROBERT H. WATTS, of the Town of Greenwich, County of Fairfield and
State of Connecticut, for the consideration of One Dollar ($1.00) and other good and valu-
able considerations, received to my full satisfaction of THE ESTATE REALTY COMPANY, INCORPOR-
ATED, a Connecticut corporation located in said Town of Greenwich, do release, release, and
forever quit-claim unto the said THE ESTATE REALTY COMPANY, INCORPORATED, its successors
and assigns forever, all the right, title, interest, claim and demand whatsoever as I, the said
Releaser, have or ought to have in or to,

All that certain tract, piece or parcel of land, together with the buildings and improve-
ments thereon, situated in the Town of Greenwich, County of Fairfield and State of Connec-
ticut, bounded and described as follows:

Beginning at the point formed by the intersection of the division line between land herein
described and land of Albert Charles Henken with the westerly line of North Street, and
running thence along land of said Albert Charles Henken due East 892.32 feet and South 16
47' East 45.8 feet, thence along the northerly line of Parsenoa Road North 47' 55' West
160.7 feet and North 19' 16' East 9.7 feet, thence along land of the Putnam Cemetery Asso-
ciation North 25' 10' East 34.6 feet, North 4' 11' West 857.0 feet and North 9' 2' West 200.8
feet, thence still along land of the Putnam Cemetery Association to and along land of Belle L.
Bridge at North 70' 10' East 730.0 feet, thence along land now or formerly of Julia A.
Bruce South 14' 40' East 95.8 feet, South 36' 45' East 432.88 feet and North 0' 00' East
100.0 feet, thence along the westerly line of North Street South 6' 34' East 225.5 feet, South
4' 23' East 20.16 feet and South 8' 01' West 61.13 feet to the point of beginning and
containing 16,007 acres.

The general boundaries of the above described tract of land are northerly by land of the
Putnam Cemetery Association, land of Belle L. Bridge at other and land now or formerly of Julia
A. Bruce; easterly by land now or formerly of Julia A. Bruce; northward by land of Albert Charles Henken; southerly by land of Albert Charles Henken and by Parsenoa Road; and westerly by the Putnam Cemetery Association and in a small part by
Parsenoa Road.

Together with all right, title and interest of the owner of the premises in and to such
portions of Parsenoa Road and North Street as lie in front of the premises whose above
To have and to hold the premises, with all the appurtenances unto the said Releaser, its
successors and assigns forever, so that neither I, the Releaser, nor my heirs nor any other
person under me or them shall hereafter have any claim, right or title in or to the premises
of any part thereof, but that therefrom I am and they are by these presents forever barred and
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 13th day of February, A.D., 1949.

Signed, sealed and delivered
In the Presence of:

Madge A. Hurler
A. Porter Waterman

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

February 10th, 1949

Personally appeared RUSSEY H. WATERMAN, signer and sealor of the foregoing instrument, and acknowledged the same to be his free act and deed, before me.

[Notary Seal]

A. PORTER WATERMAN, Notary Public
By commission expired April 1, 1950

Received for insertion Feb. 20, 1949 at 4:00 P.M. and recorded by

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

This certifies that the Estate of John Bartos also known as John Bartos, late of Greenwich, in the Probate District of Greenwich, deceased, has been duly settled in said Court, that Katherine V. Bartos, Susan B. Huley, Mary B. Fbole, John Bartos, Jr., George Bartos, Anna Bartos, Amelia Bartos, and Pauline D. Kesar all of Greenwich, Connecticut were herefore found and ascertainment by said Court to be the heirs-at-law of said deceased and therefore entitled to said Katherine V. Bartos an undivided 1/2 interest and to Susan B. Huley, Mary B. Fbole, John Bartos, Jr., George Bartos, Anna Bartos, Amelia Bartos, and Pauline D. Kesar each an undivided 1/6 interest in and to the following described real estate:

An undivided one-half interest in and to that certain lot, piece or parcel of land, with the buildings and improvements thereon, situate, lying and being at Byram, in the Town of Greenwich, Connecticut, which comprises lots numbers eight (8), and nine (9) on a certain map filed in the office of the Town Clerk of the Town of Greenwich, entitled "Map of Overlook Park, in the Town of Greenwich, Conn." made by J. A. Kirby, & Sons, Civil Engineers and Surveyors, 1946, said lots together being bounded northerly in front by Delavan Avenue, fifty (50) feet, southerly, in the rear by lot No. 10, on said map, fifty (50) feet, easterly on one side by lot No. 6, on said map, one hundred twenty-five (125) feet, and westerly on the other side by lot No. 11, on said map, one hundred twenty-five (125) feet. Together with all right, title and interest of, in and to said "Delavan Avenue, to the center line thereof, in front of and adjoining said premises. Being the same premises conveyed to the Deceased and Katherine Bartos by Edward C. Fisher by a Warranty Deed dated March 1, 1923 and recorded in the Greenwich, Connecticut Land Registry in book 193 at page 466.

An undivided one-half interest in and to all that certain lot of land with the buildings thereon, situate in said town of Greenwich, at Byram so-called, and being known and designated as the southerly part of lot No. 28 on a certain map entitled "Map of Newfields" on file in the Town Clerk's office of said Town of Greenwich. Bounded northerly by the remaining portion of lot No. 28 on said map; easterly by Cheese Street so-called; southerly by Pine Street so-called; and westerly by lot No. 24 on said map. Said lot being sixty (60) feet in width in front and rear and eighty-four and two tenths (84.2) feet in depth. Together with all right, title and interest in and to the said highways in front of and adjoining said premises to the center lines thereof. Being the same premises conveyed to the Deceased and Katherine Bartos by Julia Vires by a Warranty Deed dated April 24, 1946.
BOOK 439 MISCELLANEOUS

for the consideration of One Dollar ($1.00) and other valuable consideration

received to its full satisfaction of JOHN TUTONE-HEIRA of the City, County and State of New

York, does give, grant, bargain, sell and confirm unto the said JOHN TUTONE-HEIRA,

All that certain tract, piece or parcel of land, with the buildings and improvements thereon,

located in the said Town of Greenwich, and more particularly bounded and described as follows:

Beginning at the point formed by the intersection of the division line between the premises

hereby conveyed and land now or formerly of Bruce with the westerly line of North Street, and

running thence southerly along the westerly line of North Street, South 8° 34' 34" East 159.09

feet, thence along land of The Poe Realty Company, Incorporated, North 00° 20' 20" West 283.0

feet and South 00° 15' 30" West 214.63 feet, thence along land formerly of Waterman, North

399.03 feet, thence along land of Bridge, North 75° 10' East 222.07 feet, thence along land

now or formerly of Bruce, South 14° 46' East 95.0 feet, South 30° 46' East 212.05 feet and

North 00° 25' East 192.0 feet to the point of beginning, and containing 3.837 acres.

The general boundaries of the above-described tract of land are northerly by land of Bridge

and land now or formerly of Bruce, easterly by land now or formerly of Bruce and North Street,

southerly by land of The Poe Realty Company, Incorporated, and westerly by land formerly of

Waterman.

Said premises are conveyed subject to the following:

(1) Zoning and Town planning laws, rules and regulations as established in and for the Town

of Greenwich.

(2) Tax of the Town of Greenwich on the list of June 1, 1948 which becomes due and payable

in January and July of 1949, which tax the Grantee herein hereby assumes and agrees to pay.

(3) Installment of the Town of Greenwich tax on the list of June 1, 1947, due and payable

in July 1948, which tax the Grantee herein hereby assumes and agrees to pay.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereto,
unto him, the said Grantee, his heirs and assigns forever, to his and their own proper use

and benefit.

AND ALSO, it, the said Grantor, does for itself, its successors and assigns, covenant with

the said Grantee, his heirs and assigns, that at and until the cleansing of these premises,

it is well-sealed of the premises; as a good indefeasible estate in FEES SIMPLI; and has good

right to bargain and sell the same in manner and form as is above written; and that the same

is free from all incumbrances whatsoever, except as aforesaid.

AND FURTHERMORE, it, the said Grantor, does by these premises bind itself and its successors

and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to him,

the said Grantee, his heirs and assigns, against all claims and demands whatsoever, except as

aforesaid.

IN WITNESS WHEREOF, THE FOR REALTY COMPANY, INCORPORATED has hereunto set its name and affixed
its corporate seal this 13th day of July A. D. 1948.

Signed, Sealed and Delivered

in the presence of:

David G. Ashton
J. Gerald Hannen
State of Connecticut
County of Fairfield

THE FOR REALTY COMPANY, INCORPORATED

By Rodney E. Waterman (L.R.B.)

Its Vice-President

July 13, A.D. 1948.

Personally appeared THE FOR REALTY COMPANY, INCORPORATED by Rodney E. Waterman, its Vice-

President as aforesaid, signer and sealer of the foregoing instrument, and he acknowledged

the same to be his free act and deed, and the free act and deed of said Corporation, before

me.

J. Gerald Hannen, Notary Public
I hereby certify that United States Internal Revenue Stamps to the amount of $6 & 50/100 were affixed to the foregoing instrument, and hereby declared cancelled.

Received for Record July 14, 1948 at 4:40 P.M. and recorded by:

Town Clerk

WHEREAS, at a special meeting of the Board of Directors of the RIVERSIDE LANE CORPORATION, duly held on the 1st day of June 1948,

the following votes were passed to wit:

VOTED, That this company grant to the Connecticut Light and Power Company an easement and privilege of erecting a pole line and wires for conducting electric current over its land in Greenwich, and of maintaining such pole lines and wires with the necessary and usual privileges incident thereto.

VOTED, That the President of this company be and he hereby is authorized to execute in the name of the company an instrument conveying such privileges in such form and under such terms as may seem to him desirable.

A true copy of record

ATTORNEY
Catherine M. Carvesale
(Secretary)
June 1st, 1948

The undersigned, for a valuable consideration, the receipt of which is hereby acknowledged, grants THE CONNECTICUT LIGHT AND POWER COMPANY and its successors and assigns, the right
to set, relocate and permanently maintain poles on any or all of the private or public streets or passes laid out or located on the property, hereinafter described, situated in the Town of Greenwich, State of Connecticut.

Together with the right to set and permanently maintain guy, anchor and guy stubs, as required.

Together with the right to erect, operate and permanently maintain electric conductors and other usual fixtures and appurtenances used and adapted for the transmission of electric current for light, heat, power or for any other purpose.

Together also with the right to trim and keep trimmed such trees as in the judgment of the company may be necessary to maintain service.

Said above-mentioned land is bounded as follows:

NORTHERLY: Town of Greenwich, Joseph L. Green

EASTERNLY: Joseph L. Green, Perris Drive, Louis Spassino, Various other owners

SOUTHERLY: James A. and Florence D. Finney, East Putnam Avenue, St. Catherine's Roman Catholic Church


Provided, if any part of the above described land upon or over which said poles, guy, guys and electric conductors, fixtures and appurtenances shall be located, is now or shall hereafter become a public street or highway or a part thereof, permission as provided in the General Statutes of Connecticut relating to adjoining landowners, is hereby given to the grantee and to its successors and assigns, to use that portion for the purposes and in the manner above described.

Any right herein described or granted or any interest therein or part thereof may be assigned to any Telephone Company by the grantee or its successors and assigns, and the Grantor for themselves, their heirs, and assigns, hereby agrees to and ratifies any such assignment and agrees that the interest so assigned may be used by the assigns therein and its successors and assigns for telephone purposes.

DATED at Greenwich, Conn. this first day of June, 1948.

Witnessed by:

Julia Zygmunt

RIVERSIDE LANE CORPORATION: (SEAL)
shown on the above entitled map and a portion of Lot 96 shown thereon.
Together with the right to use the private road, Corrigan Lane, shown on said map, in common with the relessee and others to whom such right has been or may hereafter be granted for all lawful purposes.

Being a portion of the premises described in two certain mortgage deeds, one from Doris W. Denning to Peter Mitchell, Incorporated, in the amount of $3,200.00, dated September 22, 1949, and recorded in the Greenwich Land Records in Book 444 at Page 185, and the other from Alice J. Clark to Peter Mitchell, Incorporated, in the amount of $2075.00, dated September 23, 1949, and recorded in said land records in Book 444 at Page 107. Meaning and intending hereby to release the above described premises from the lien of said mortgages, but in no way to affect said mortgage insofar as the balance of the premises described therein are concerned.

To have and to hold the premises, with all the appurtenances, unto the said Releesee their heirs and assigns forever, so that neither it the Releesee nor its successors nor any other person under it or them shall hereafter have any claim, right, or title in or to the premises, or any part thereof, but therefrom it is and they are by this presents forever barred and excluded.

IN WITNESS WHEREOF, Peter Mitchell, Incorporated by E. T. Mitchell, its Vice-President and Secretary as aforesaid has hereunto set its corporate name and affixed its corporate seal this 11th day of November, A.D. 1950.
Signed, sealed and delivered

In presence of

Nathan Saff
John R. Denning

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

November 21st A.D. 1950

Personally Appeared PETER MITCHELL, INCORPORATED by E. T. Mitchell, its Vice-President and Secretary as aforesaid and executed the foregoing instrument, and acknowledged the same to be his free act and deed and the free act and deed of said corporation, before me.

John R. Dering, Notary Public

Received For Record Nov. 18, 1950 at 2:04 P.M. and recorded

Town Clerk

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

KNOW YE THAT JORGE TORO-MENDEZ, residing at 1160 Fifth Avenue, New York, N.Y., for the consideration of ONE DOLLAR ($1.00) and other valuable consideration received to his full satisfaction of LEONOR TORO, residing at 1160 Fifth Avenue, New York, N.Y., do give, grant, bargain, sell and confirm unto the said LEONOR TORO all that certain tract, piece or parcel of land, with the buildings and improvements thereon, located in the Town of Greenwich, state of Connecticut, and more particularly bounded and described as follows:

Beginning at the point formed by the intersection of the division line between the premises hereby conveyed and land now or formerly of Bruce with the westerly line of North Street, and running thence southerly along the westerly line of North Street, South 8° 34' East 199.00 feet, thence along land of The Roe Realty Company, Incorporated, North 89° 15' 30" West 362.6 feet and South 00° 15' 30" West 214.53 feet, thence along land formerly of Waterman, North 30° 00' 00" East 262.07 feet, thence along land now or formerly of Bruce, South 14° 45' East 88.0 feet, South 50° 45' East 214.53 feet and North 01° 30' 00" East 199.00 feet to the point of beginning, and containing 3.337 acres.
BOOK 454 MISCELLANEOUS

The general boundaries of the above-described tract of land are northerly by land of Bridge and land now or formerly of Bruee, easterly by land now or formerly of Bruee and North Street, southerly by land of The Few Realty Company, Incorporated, and westerly by land
formerly of Waterman.

Said premises are conveyed subject to the Town of Greenwich Tax on the list of June 1, 1948, due and payable January 1, 1949, which tax the Grantee assumes and agrees to pay as part of the consideration hereof.

Subject also to the Town of Greenwich Tax on the list of June 1, 1950, due and payable in
January, 1951, which tax the Grantee also assumes and agrees to pay as part of the consideration hereof.

To HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances there
of, unto her the said grantee her heirs and assigns forever, to her and their own proper
use and behoof. And also, he the said grantor does for himself his heirs, executors, and
administrators, covenant with the said grantee her heirs and assigns, that at and until the
conveyance of these premises, he 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 incumbrances whatsoever, except
that it is subject to a first mortgage thereon, held by The First Realty Corporation, Green
wich, Connecticut, on which there is an unpaid balance of $16,997.10

AND FURTHERMORE, he the said grantor does by these presents bind himself and his heirs for
-ever to WARRANT AND DEFEND the above granted and bargained premises to the said grantee
her heirs and assigns, against all claim and demands whatsoever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3rd day of October in the
year of our Lord nineteen hundred and forty-nine.

Signed, Sealed and Delivered
In the presence of

Charles W. Poffengill
Jorge Toro-Horta (L.S.)

Vivian P. Gallagher

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

Personally appeared JORGE TORO-HORTA signer and Sealer of the foregoing instrument, and acknowledged the same to be his free act and deed, before me.

(Signature)

Notary Public (Notary Public)

Received for record Nov. 15, 1949 at 5:17 P.M. and recorded by

Town Clerk

To all people to whom these presents shall come:

KNOW YE, THAT I, LYNEL D. SHAW, of the Town of Greenwich, County of Fairfield and State
of Connecticut,

for the consideration of One ($1.00) Dollar and other good and valuable considerations,

received to my full satisfaction of ARTHUR W. MILLER and SHIRLEY LAUKIN MILLER, husband and

wife, of said Town of Greenwich

do give, grant, bargain, sell and confirm unto the said ARTHUR W. MILLER and SHIRLEY LAUKIN

MILLER, during their joint lives, with the remainder in fee to the survivor.

All that certain tract, piece or parcel of land, with the buildings and improvements there
-on, situated in the said Town of Greenwich, bounded and described as follows:

Beginning at a point on the northerly side of Cat Rock Road which point is 76.04 feet west-
erly as measured along the northerly side of said Cat Rock Road from the westerly line of

premises now or formerly of David Fleming and running thence along said Cat Rock Road South

69° 46' 40" West 230.70 feet; North 60° 06' 06" West 230.0 feet; North 60° 41' West 40.7 feet,
To all People to Whom these Presents shall Come Greeting:

Know Ye, That I, LEONOR TERRE, of the Town of Greenwich, County of Fairfield and State of Connecticut,

for the consideration of One ($1) Dollar and other good and valuable considerations,

have sold, conveyed, transferred, and forever quit-claimed unto the said JOSEPH TERREIRA

his heirs and assigns forever, all the right, title, interest, claim and demand whatsoever as

I, the said relator, have or ought to have in or to

All that certain tract, piece or parcel of land, with the buildings and improvements thereon, situated in the said Town of Greenwich, bounded and described as follows:

Beginning at the point formed by the intersection of the division line between the premises hereby conveyed and land now or formerly of Bruce with the westerly line of North Street, and running thence southerly along the westerly line of North Street, South 5° 31' East 199.09 feet, thence along land now or formerly of The Poe Realty Company, Incorporated, North 69° 15' 30" West 389.6 feet and South 68° 16' 40" West 231.23 feet, thence along land formerly of Bridge North 75° 35' East 222.87 feet, thence along land now or formerly of Bruce South 14° 45' East 86.8 feet, South 36° 45' East 212.83 feet and North 87° 26' East 192.6 feet to the point and place of beginning, and containing 3.937 acres.

The general boundaries of the above-described tract of land are northerly by land now or formerly of Bridge and land now or formerly of Bruce, easterly by land now or formerly of Bruce and North Street, southerly by land now or formerly of The Poe Realty Company, Incorporated, and westerly by land formerly of Waterman.

Being the same premises conveyed to the Relator by the Relator by deed dated October 1, 1945 and recorded in Greenwich Land Records in Book 45 at Page 242.
To Have and to Hold the premises, with all the appurtenances, unto the said

Releasee, his

heirs and assigns forever, so that neither I, the

Releasee, nor my

heirs nor any other person under me or them

shall hereafter have any claim, right or title in or to the premises, or any part thereof,

but therefore I am and they are by those presents forever barred and excluded.

In Witness Whereof, I have hereunto set my hand and seal

this 14th day of December, A.D. 1852.

State of Connecticut, SS. GREENWICH, COUNTY OF FAIRFIELD.

Personally Appeared LEONOR TORD

Signer and Sealer of the foregoing Instrument, and acknowledged the same to be her

free act and deed

before me.

Recorded for Record DEC 18 1851 and Entered Dec 2nd A.D. 1852

Town Clerk
To all People to Whom these Presents shall Come, Greeting:

Know Ye, That I, JOHN ZORO-HEA, of the Town of Greenwich,
County of Fairfield and State of Connecticut,

for the consideration of One ($1) Dollar and other good and valuable con-

siderations,

received to my full satisfaction HAZEL R. GUGGENHEIM, wife of Bernhard
Guggenheim, of said Town of Greenwich,

do give, grant, bargain, sell and confirm unto the said HAZEL R. GUGGENHEIM,

All that certain tract, piece or parcel of land, with the
buildings and improvements thereon, situated in the said Town of
Greenwich, bounded and described as follows:

Beginning at the point formed by the intersection of the
division line between the premises hereby conveyed and land now or
formerly of Bruce with the westerly line of North Street, and
running thence southerly along the westerly line of North Street,
South 3° 34' East 199.03 feet, thence along land now or formerly of
The Poe Realty Company, Incorporated, North 29° 15' 30" West 352.6
feet and South 88° 16' 30" West 214.23 feet, thence along land now or
formerly of Waterman North 39° 03' feet, thence along land now or
formerly of Bridge North 7° 5' 15" East 226.57 feet, thence along land
now or formerly of Bruce South 3° 45' 45" East 361.6 feet, South 36° 45'
East 212.85 feet and North 89° 26' 192.6 feet to the point and
place of beginning, containing 3.937 acres.

The general boundaries of the above-described tract of land
are northerly by land now or formerly of Bridge and land now or for-
merly of Bruce, easterly by land now or formerly of Bruce and North
Street, southerly by land now or formerly of The Poe Realty Company,
Incorporated, and westerly by land formerly of Waterman.

Being the same premises conveyed to the Grantor by Leonard
Zoro by deed dated December 19, 1951, and recorded in Greenwich
Land Records on December 19, 1951.

Said premises are conveyed subject to the following:

1. Zoning and planning laws, rules and regulations as estab-
lished in and for the Town of Greenwich.

2. Town of Greenwich Tax on the List of June 1, 1951, due and
payable in January and July 1952, which tax the Grantee herein assumes
and agrees to pay as part of the consideration hereof.
To Have and to Hold the above granted and bargained premises, with the
appurtenances thereof, unto her, the said grantee, her
heirs, executors, administrators and assigns, and to her, her
heirs and assigns, as and for ever, and for their own proper use and behoof.

And also, I, the said grantor, do for myself, my
heirs, executors, administrators and assigns, covenant with the said grantee, her
heirs and assigns, that so and until the canceling of the papers, I
am well seized of the premises, as a good indefeasible estate in FEET SIMPLE;
and have good right to sell and sell the same in manner and form as is above written;
and that the same is free from all incumbrances whatsoever, except as hereinbefore mentioned.

And Furthermore, I, the said grantor, do by these presents
bind myself and my
heirs, executors, administrators and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to her,
the said grantee, her
heirs and assigns, against all claims and
demands whatsoever, except as hereinbefore mentioned.

In Witness Whereof, I have hereunto set my
hand and seal this 18th day of December, in the year of our Lord
nineteen hundred and fifty-one.

Signed, sealed and delivered in the presence of


State of Connecticut,
County of FAIRFIELD,
December 18, A.D. 1951
Personally Appeared JORGUE TOBO-REIRA,

Signer and Sealer of the foregoing Instrument, and acknowledged the same to be his
free act and deed
before me.

Received for Record DEC 18 1951
Notary Public

Received for Record JUR M. ATTORNEY TOWN CLERK
On this, the 29th Day of March, A.D. 1973

Before me, Harold E. Smith, the undersigned officer personally appeared Wells P. Gorum, who acknowledged himself to be Treasurer of Citizens' Savings Bank of Stamford, Connecticut, a corporation, and that he, as such Treasurer, being authorized so to, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Treasurer.

In witness thereof, I hereto set my hand and official seal.

[Signature]

ROTARY PUBLIC

CERTIFICATE OF NOTICE FOR LAND RECORDS

STATE OF CONNECTICUT
COURT OF PROBATE

COUNTY OF RICHARD'S
DISTRICT NO. 71

ESTATE OF
Hazel R. Guggenheim, d/o Hazel R. Guggenheim

PLACE OF DEATH
Greenwich

PLACE OF BIRTH
Greenwich

EXECUTOR OF TRUST
Bernard M. Caswell

EXECUTOR
Bernard M. Caswell

This certificate is made and caused to be recorded in the Land-Records at the time wherein the said property is conveyed.

[Signature]

[Return to Clerk's Office]

[Signature]
STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

PROBATE COURT

DISTRICT OF GREENWICH

This certifies that the testate Estate of HAZELINE GUGGENHEIM, A/K/A HAZEL R. GUGGENHEIM, late of Greenwich, in the Probate District of Greenwich, deceased, has been duly settled in this Court; that by the terms of the Will of said deceased, there is devised to Bernard M. Conwell, of Greenwich, Connecticut, the following described real estate:

ALL that certain tract, piece or parcel of land, with the buildings and improvements thereon, situated in the Town of Greenwich, County of Fairfield and State of Connecticut, bounded and described as follows:

Beginning at the point formed by the intersection of the division line between the premises herein described and land now or formerly of Bruce with the westerly line of North Street, and running thence southerly along the westerly line of North Street, South 5° 34' East 199.09 feet, thence along land now or formerly of The Poe Realty Company, Incorporated, North 89° 15' 30" West 362.6 feet and South 88° 16' 30" West 314.23 feet, thence along land formerly of Waterman North 389.03 feet, thence along land now or formerly of Bridge North 75° 15' East 222.87 feet, thence along land now or formerly of Bruce South 14° 45' East 86.8 feet, South 38° 45' East 211.85 feet and North 87° 26' East 192.6 feet to the point and place of beginning, and containing 3.937 acres.

The general boundaries of the above-described tract of land are northerly by land now or formerly of Bridge and land now or formerly of Bruce, easterly by land now or formerly of Bruce and North Street, southerly by land now or formerly of The Poe Realty Company, Incorporated, and westerly by land formerly of Waterman.

Being the same premises conveyed to Hazel R. Guggenheim by Jorge Toro-Neira by deed dated December 18, 1951 and recorded in Greenwich Land Records in Book 468 at Page 274.

Dated at Greenwich, Connecticut, this 4th day of September, 1975.

[Signature]

Cameron F. Hopper
Judges of the Probate Court
for the District of Greenwich, Connecticut.
To all People to Whom these Presents shall Come Greeting:

Know Ye, that I, BERNARD H. CASKELL of the Town of Greenwich, County of
Fairfield and State of Connecticut,

for the consideration of ONE HUNDRED SIXTY FIVE THOUSAND ($165,000) DOLLARS

received to my full satisfaction of JOEL FELDMAN and CHRYSLER FELDMAN residing at
Parsonage Road in said Town of Greenwich, Grantees,

"13/16" Conveyance Tax receipt

and unto the survivor of them, and unto such survivor's heirs and assigns forever

ALL that certain tract, piece or parcel of land, with the buildings and improvements thereon, situated in the said Town of Greenwich, bounded and described as follows:
BEGINNING at the point formed by the intersection of the division line between the premises hereby conveyed and land nor or formerly of Bruce with the westerly line of North Street, and running thence southerly along the westerly line of North Street, South 5° 34' East 195.03 feet, thence along land nor or formerly of The Poe Realty Company, Incorporated, North 89° 15' 30" West 214.23 feet, thence along land formerly of Waterman North 38° 03' feet, thence along land now or formerly of Bridge North 75° 15' East 222.87 feet, thence along land now or formerly of Bruce South 14° 45' East 86.8 feet, South 35° 45' East 212.05 feet and North 87° 26' East 192.6 feet to the point and place of beginning, and containing 3.937 acres.

The general boundaries of the above described tract of land are northerly by land now or formerly of Bridge and land now or formerly of Bruce, easterly by land now or formerly of Bruce and North Street, southerly by land now or formerly of The Poe Realty Company, Incorporated and westerly by land formerly of Waterman.

Being the same premises described in a deed to Hazel R. Guggenheim from Jorgo Torro-Notre dated December 18, 1961 and recorded in Greenwich Land Records in Book 468 at Page 274 and in a Certificate of Devise in Estate of Hazel H. Guggenheim recorded in said land records in Book 938 at Page 349.

SAID premises are conveyed subject to the following:

1. Zoning and planning laws, rules and regulations as established in and for the Town of Greenwich.

2. Town of Greenwich Tax on the 1st of October 1, 1975 which the Grantees assume and agree to pay.
To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto them the said grantees, and unto the survivor of them, and unto such survivor's heirs and assigns forever, to them and their own proper use and behoof.

And also, I the said grantor do for myself, my heirs, executors, administrators, and assigns, covenant with the said grantees and with the survivor of them, and with such survivor's heirs and assigns, that at and until the ceasing of these premises I am well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and I 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 incumbrances whatsoever, except as hereinafore mentioned.

And Furthermore, I the said grantor do by these presents bind myself and my heirs, and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to them the said grantees, and to the survivor of them and to such survivor's heirs and assigns, against all claims and demands whatsoever, except as hereinafore mentioned.

In Witness Whereof, I have hereunto set my hand and seal this 10th day of July in the year of our Lord nineteen hundred and seventy six.

Signed, Sealed and Delivered in presence of

Bernard M. Caswell

Benjamin F. Sears

State of Connecticut, County of Fairfield

Personally Appeared BERNARD M. CASWELL

Signer and Sealer of the foregoing Instrument, and acknowledged the same to be his free act and deed before me.

Benjamin F. Sears Commissioner of the Superior Court
To all People to Whom these Presents shall Come, Greeting:

Know Ye, That JOEL FELDMAN and CHERYL FELDMAN, of 121 Birch Lane, Greenwich, Connecticut

for the consideration of TWO HUNDRED THIRTY THOUSAND ($230,000.00) DOLLARS

received to their full satisfaction of CHARLES SANDERSON STEPHENS and ELLIS LUCAS-STEPHENS, of 359 North Street, Greenwich, Connecticut

of aforesaid

that the aforesaid JOEL FELDMAN and CHERYL FELDMAN, as joint tenants

and unto the survivor(s) of them, and unto such survivor's heirs and assigns forever

ALL that certain tract, piece or parcel of land, with the buildings and improvements thereon, situated in the Town of Greenwich, more particularly described as follows: Lot No. 3 on a certain map entitled, "Subdivision Plan-Record Sheet, Property of Joel and Cheryl Feldman, Greenwich, Connecticut, certified substantially correct by Edward J. Crothers, Jr., Kirby Co., Civil Engineers and Surveyors," to be filed in the Office of the Town Clerk of Said Town of Greenwich, Said premises are conveyed subject to:

1. Zoning and planning laws, rules and regulations as established in and for the Town of Greenwich.

2. Second half Town of Greenwich Tax on the list of October 1, 1977, due and payable in January, 1979, which taxes the Grantors assume and agree to pay.


5. Declaration of Restrictions recorded this date in the Greenwich Land Records.

6. Conditions, restrictions and rights conferred by an agreement between William E. Fox and Kate Fox and the Grantors, dated August 1978, and recorded in the Greenwich Land Records.

7. Future assessed construction assessments as levied by the Town of Greenwich.

8. Such state of facts as an accurate survey and personal inspection of the property may disclose.

$230,000.00 CONVEYANCE TAX RECEIVED

[Signature]

TOWN OF GREENWICH
To Have and to Hold the above granted and bargained premises, with the appurtenances thereto, unto them the said grantees, and unto the survivor of them, and unto such survivor's heirs and assigns forever, to them and their own proper use and behoove.

And also, we the said grantor do for ourselves, our heirs, executors and administrators, covenant with the said grantees and with the survivor of them, and with such survivor's heirs and assigns, that at and until the unrolling of these presents, we will extend the premises as a good indefeasible estate in FEE SIMPLE, and we 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 incumbrances whatsoever, except as above stated.

And furthermore, we the said grantor do by these presents bind ourselves and our heirs forever to WARRANT AND DEFEND the above granted and bargained premises to them the said grantees, and to the survivor of them and to such survivor's heirs and assigns, against all claims and demands whatsoever, except as above stated.

In Witness Whereof, we have hereunto set our hand and seal this 8th day of September in the year of our Lord nineteen hundred and seventy eight.

Signed, Sealed and Delivered to the presence of

[Signatures]

State of Connecticut, County of FAIRFIELD

On this the 8th day of September 1978, before me, the undersigned officer, personally appeared

JOSI FELDMAN and CHERYL FELDMAN

known to me (or satisfactorily proven) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

[Seal]

State of Connecticut, County of

On this the 15th day of , 1978, before me, the undersigned officer, personally appeared

[Signature]

who acknowledged himself to be the corporation, and that he, as such, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as

In Witness Whereof, I hereunto set my hand and official seal.

[Seal]
To all People to whom these Presents shall Come, Greeting:

Know Ye, That JOEL FELDMAN and CHERYL FELDMAN, of 121 Birch Lane, Greenwich, Connecticut

for the consideration of ONE HUNDRED FIFTEEN THOUSAND ($115,000.00) DOLLARS

received to their full satisfaction of ELIZABETH LUCAS-STEWART, of 359 North Street, Greenwich, Connecticut

do give, grant, bargain, sell and confirm unto the said ELIZABETH LUCAS-STEWART

ALL that certain tract, piece or parcel of land, with the buildings and improvements thereon, situated in the Town of Greenwich, more particularly described as follows: Lot No. 2 on a certain map entitled, "Subdivision Plan-Record Sheet, Property of Joel and Cheryl Feldman, Greenwich, Connecticut, certified substantially correct by Edward J. Crothers, of J.A. Kirby Co., Civil Engineers and Surveyors", TO BE FILED IN THE OFFICE OF THE TOWN CLERK OF SAID TOWN OF GREENWICH. Said premises are conveyed subject to:

1. Zoning and planning laws, rules and regulations as established in and for the Town of Greenwich.

2. Second half Town of Greenwich Tax on the list of October 1, 1977, due and payable in January, 1978, which taxes the Grantor assume and agree to pay.


5. Declaration of Restrictions recorded this date in the Greenwich Land Records.

6. Conditions, restrictions and rights conferred by an agreement between William E. Fox and Kate Fox and the Grantors, dated August 1978, and recorded in the Greenwich Land Records.

7. Future sewer construction assessments as levied by the Town of Greenwich.

8. Such state of facts as an accurate survey and personal inspection of the property may disclose.

CONVEYANCE TAX RECEIVED

JOWN OF GREENWICH
To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto her the said grantees her heirs and assigns forever, to her and their own proper use and behoof. And also, we the said grantees do for our own use our heirs, executors, and administrators, covenant with the said grantees her heirs and assigns, that we will and shall the entry of the premises, we are well seized of the premises, as a good indefeasible estate in FREE 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 incumbrances whatsoever, except as above stated.

And furthermore, we the said grantees do by these presents bind our said heirs and our heirs forever to WARRANT AND DEFEND the above granted and bargained premises to her the said grantees her heirs and assigns, against all claims and demands whatsoever, except as above stated.

In Witness Whereof, we hereto set our hand and seal on the day of ,

Signed, Sealed and Delivered in the presence of:


State of Connecticut, County of FAIRFIELD SS.

On this the day of , before me, the undersigned officer, personally appeared and

known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In Witness Whereof, I hereto set my hand.


State of Connecticut, County of FAIRFIELD SS.

On this the day of , before me, the undersigned officer, personally appeared who acknowledged himself to be the

of 

being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as

In Witness Whereof, I hereto set my hand.
To all People to Whom these Presents shall Come, Greeting:

Know Ye, That

CHARLES SANDERSON STEPHENS and ELIZABETH LUCAS-STEPHENS,
of 359 North Street, Greenwich, Connecticut, as joint tenants,

for the consideration of One Dollar ($1.00)

received in their full satisfaction of CHARLES SANDERSON STEPHENS and
ELIZABETH LUCAS-STEPHENS

do resign, release, and forever QUIT-CLAIM unto the said
CHARLES SANDERSON STEPHENS and ELIZABETH LUCAS-STEPHENS, as tenants
in common, and their

hereby assign forever, all the right, title, interest, claim and demand whatsoever on
the said Real Estate have or ought to have in or to

ALL that certain tract, piece or parcel of land, with the buildings and
improvements thereon, situated in the Town of Greenwich, more
particularly described as follows: Lot No. 3 on a certain map entitled
"Subdivision Plan-Record Sheet, Property of Joel and Cheryl Oldman,
Greenwich, Connecticut, certified substantially correct by Edward J.
Crothers, of J.R. Kirby Co., Civil Engineers and Surveyors", filed in
the office of the Town Clerk of said Town of Greenwich, Connecticut.

An X

TOWN OF L. EDMUND
TOWN OF L. EDMUND
To have and to hold the premises, with all the appurtenances, unto the said Releasors their heirs and assigns forever, so that neither we the Releasor nor our heirs nor any other person under us or them shall hereafter have any claim, right or title in or to the premises, or any part thereof, but therein and they are by these presents forever barred and excluded.

In witness whereof, we have hereunto set out hand and seal this 28th day of July 1983.

Signed, Sealed and Delivered in the presence of

[Signatures]

NEW YORK
STATE OF CONNECTICUT
COUNTY OF New York

On this the 28th day of July 1983, before me, the undersigned officer, personally appeared

[Signature]

Charles Sanderson Stephens and Elizabeth Lucas-Stephens, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that the he executed the same for the purpose therein contained.

In witness whereof I have set my hand.

[Signature]

Commission of the Superior Court

Received for Record AUG 5 1983 at 9:30 A.M. Attest: [Signature]
To all People to Whom these Presents shall Come, Greeting:

Know ye, That we, CHARLES SANDERSON STEPHENS, a.k.a. Charles S. Stephens, and ELIZABETH LUCAS-STEPHENS, c/o Whitman & Ransom, 100 Field Point Road, Greenwich, Connecticut 06830, hereinafter referred to as the grantors,

for the consideration of SEVEN HUNDRED FIFTY-NINE THOUSAND THREE HUNDRED THIRTY AND NO/100 ($759,330.00) DOLLARS

received to our full satisfaction of EVANGELOS KARVOUNIS and THEODORA KARVOUNIS of 359 North Street, Greenwich, Connecticut 06830, hereinafter referred to as the grantees

do give, grant, bargain, sell and confirm unto the said EVANGELOS KARVOUNIS and THEODORA KARVOUNIS

and unto the survivor of them, and unto such survivor's heirs and assigns forever

All that certain tract, piece or parcel of land, with the buildings and improvements thereon, situated in the Town of Greenwich, County of Fairfield and State of Connecticut and described on Schedule A attached hereto.
ALL that certain tract, piece or parcel of land, with the buildings and improvements thereon, situated in the Town of Greenwich, County of Fairfield and State of Connecticut more particularly described as follows: Lot No. 3 on a certain map entitled, "Subdivision Plan-Record Sheet, Property of Joel and Cheryl Feldman, Greenwich, Connecticut, certified substantially correct by Edward J. Crothers, of J. A. Kirby Co., Civil Engineers and Surveyors" filed in the Office of the Town Clerk of said Town of Greenwich as Map No. 5605.

SAID premises are conveyed subject to the following:

1. Any and all provisions of any ordinance, municipal regulation or public or private law.

2. Town of Greenwich Tax on the List of October 1, 1984 due and payable in July 1985 and January 1986, which Tax the Grantees hereby assume and agree to pay.


5. Declaration of Restrictions by Joel Feldman and Cheryl Feldman dated September 8, 1978 and recorded in said Land Records in Book 1093 at page 129.

6. Articles of Association of 359 North Street Property Owners Association dated September 8, 1978 and recorded in said Land Records in Book 1093 at page 133.

7. The notes and such state of facts as shown on Map No. 5605 on file in the Office of the Town Clerk of said Town of Greenwich.
To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto them the said grantees, and unto the survivor of them, and unto such survivor's heirs and assigns forever, to them and their own proper use and behoof.

And also, we, the said grantor & do for ourselves and our heirs, executors, administrators, and assigns, covenant with the said grantees and with the survivor of them, and with such survivor's heirs and assigns, that at and until the enealing of these presents we are well sealed 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 incumbrances whatsoever, except as hereinbefore mentioned.

And Furthermore, we, the said grantor & do, by these presents bind ourselves and our heirs, and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to them the said grantees, and to the survivor of them and to such survivor's heirs and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

In Witness Whereof, we have hereunto set our hands, and seal this day of June in the year of our Lord nineteen hundred and eighty-five.

Signed, Sealed and Delivere to presence of

[signature]

[signature]

[signature]

[signature]

State of Connecticut
County of Fairfield

SS. Greenwich June 3, A.D. 1885

Personally Appeared CHARLES SANDERSON STEPHENS, a/k/a Charles S. Stephens and ELIZABETH LUCAS-STEPHENS

Signers and Seal of the foregoing Instrument, and acknowledged the same to be their free act and deed and the free act and deed of each of them before me.

Latest address of Grantee:
No. and Street 359 North Street
City Greenwich
State Connecticut Zip 06830

Received for Record JUN 5 1985

Attest: A.M. Attest: Town Clerk
To all People to Whom these Presents shall Come, Greeting:

Anne Ye, Ethel Z, Elizabeth Lucas-Stephens c/o Whitman & Ransom,
100 Field Point Road, Greenwich, Connecticut 06830, hereinafter
referred to as the grantor,

for the consideration of TWO HUNDRED FIFTEEN THOUSAND SIX HUNDRED SEVENTY
AND NO/100 ($215,670.00) DOLLARS

received to my: full satisfaction of Evangelos Karvounis and Theodora
Karvounis of 359 North Street, Greenwich, Connecticut 06830,
hereinafter referred to as the grantees

do... give, grant, bargain, sell and confirm unto the said Evangelos Karvounis
and Theodora Karvounis

and unto the survivor of them, and unto such survivor's heirs and assigns forever.

All that certain tract, piece or parcel of land, with the buildings
and improvements thereon, situated in the Town of Greenwich, County
of Fairfield and State of Connecticut and described on Schedule A
attached hereto.

Town Clerk of Greenwich

Town Clerk of Greenwich

[Stamp: Conveyance Tax paid]
ALL that certain tract, piece or parcel of land, with the buildings and improvements thereon, situated in the Town of Greenwich, County of Fairfield and State of Connecticut more particularly described as follows: Lot No. 2 on a certain map entitled, "Subdivision Plan-Record Sheet, Property of Joel and Cheryl Feldman, Greenwich, Connecticut, Certified substantially correct by Edward J. Crothers, of J. A. Kirby Co., Civil Engineers and Surveyors" filed in the Office of the Town Clerk of said Town of Greenwich as Map No. 5605.

said premises are conveyed subject to the following:

1. Any and all provisions of any ordinance; municipal regulation or public or private law.

2. Town of Greenwich Tax on the list of October 1, 1984 due and payable in July 1985 and January 1986, which Tax the Grantees hereby assume and agree to pay.


5. Declaration of Restrictions by Joel Feldman and Cheryl Feldman dated September 8, 1978 and recorded in said Land Records in Book 1093 at page 129.

6. Articles of Association of 359 North Street Property Owners Association dated September 8, 1978 and recorded in said Land Records in Book 1093 at page 133.

7. The notes and such state of facts as shown on Map No. 5605 on file in the Office of the Town Clerk of said Town of Greenwich.

0832N
To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto them the said grantees, and unto the survivor of them, and unto such survivor's heirs and assigns forever, to them and their own proper use and behoof.

And also, I, the said grantor, do, for myself and my heirs, executors, administrators, and assigns, covenant with the said grantees and with the survivor of them, and with such survivor's heirs and assigns, that at and until the enealing of these presents I am well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever, except as hereinbefore mentioned.

And Furthermore, I, the said grantor, do by these presents, bind myself and my heirs, and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to them the said grantees, and to the survivor of them and to such survivor's heirs and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

In Witness Whereof, I have hereunto set my hand and seal this 3rd day of June in the year of our Lord nineteen hundred and eighty-five.

Signed, Sealed, and Delivered in presence of

Elizabeth Lucas-Stephens

C. Lawrence Paine

State of Connecticut
County of Fairfield

St. Greenwich June 3 A.D. 1985

Personally Appeared ELIZABETH LUCAS-STEPHENS

Signer and Sealer of the foregoing Instrument, and acknowledged the same to be her free act and deed before me.

C. Lawrence Paine Notary Public

Latest address of Grantee:

No. and Street 359 North Street

City Greenwich

State Connecticut Zip 06830

My Commission Expires 4/1/85

Received for Record JUN 5 1985 at S.F. M. Atten. brigade of the Superior Court

Town Clerk.
TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME GREETING:

KNOW YE THAT EVANGELOS KARVOUNIS and THEODORA KARVOUNIS of
26 Lindsay Drive, Greenwich, Connecticut 06830

for the consideration of TWO MILLION ONE HUNDRED TWENTY FIVE THOUSAND ($2,125,000) DOLLARS
and other value received to his full satisfaction of STEPHEN N. BOBRON and MARGERY
BOBRON of 359 North Street, Greenwich, Connecticut 06830

Grantees,
(designated as Grantor and Grantee) to include the plural and the use of the masculine gender to
include all genders), does give, grant, bargain, sell and convey unto the said Grantee, as joint
tenants with right of survivorship

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF.

[Signatures]

Town Clerk of Greenwich

TO HAVE AND TO HOLD the above-granted and bargained premises, with the appurtenances thereof, unto
the said grantee, his heirs, successors and assigns forever, to him and his own proper use and benefit.

AND ALSO, the said grantor does for himself, his heirs and successors covenant with the said grantee, his
heirs, successors and assigns, that he and shall convey the said premises, free and clear from all encumbrances whatsoever except as hereabove mentioned.

AND FURTHERMORE, the said grantor does by these presents bind himself and his heirs and successors forever to WARRANT and DEFEND the above-granted and bargained premises to the said grantee, his heirs, successors and assigns, against all claims and demands whatsoever except as hereabove mentioned.

IN WITNESS WHEREOF, the grantor hereby seal his hand, name and seal, this 15th day of June, 1989.

Signed, Sealed and Delivered in presence of:

[Signatures]

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD


Personally appeared

EVANGELOS KARVOUNIS and THEODORA KARVOUNIS

of the foregoing Instrument and acknowledged the same before me to be their free act and deed.

[Signature]

Notary Public—Supreme Court

Received for Record at M. Attire, Town Clerk
All those certain tracts, pieces or parcels of land, with the buildings and improvements thereon, situated in the Town of Greenwich, County of Fairfield and State of Connecticut more particularly described as follows: Lots No. 2 and 3 on a certain map entitled "Subdivision Plan-Record Sheet, Property of Joel and Cheryl Feldman, Greenwich, Connecticut, certified substantially correct by Edward J. Crothers, of J. A. Kirby Co., Civil Engineers and Surveyors" filed in the Office of the Town Clerk of said Town of Greenwich as Map No. 5605.

Being the same premises conveyed to Evangelos Karvounis and Theodora Karvounis by Elizabeth Lucas-Stephens by Warranty Deed dated June 3, 1985, and recorded in the Greenwich Land Records in Book 1478 at Page 123, and to Evangelos Karvounis and Theodora Karvounis by Charles Sanderson and Elizabeth Lucas-Stephens by Warranty Deed dated June 3, 1985, and recorded in said Land Records in Book 1478 at Page 120.

Said premises are conveyed subject to the following:


5. Notes and such state of facts as shown on Map No. 5605 on file in the Office of the Greenwich Town Clerk.


7. Sanitary sewer easements, area reserved for Park & Recreation purposes, and encroachment of driveway all as shown on survey made by Barbee and Seymour, dated May 24, 1982 and entitled, "MAP prepared for EVANGELOS KARVOUNIS and THEODORA KARVOUNIS GREENWICH, CONN."; which survey is on file in the Greenwich Town Clerk's Office.

8. Riparian rights of others and of the owner of the premises herein over the brook located on the premises.

9. Such state of facts as an accurate survey and/or physical inspection of the premises might disclose.
To all People to Whom these Presents shall Come, Greeting.

Know Ye, That STEPHEN N. BOBROW and MARGERY BOBROW, of 721 Fifth Avenue,
New York, New York

for the consideration of ONE ($1.00) DOLLAR

received to their full satisfaction of STEPHEN N. BOBROW, TRUSTEE, of 359 North
Street, Greenwich, Connecticut
do release, release, and forever QUIT-CLAIM unto the said STEPHEN N. BOBROW, TRUSTEE, his
heirs and assigns forever, all the right, title, interest, claim and demand whatsoever as
the said Releaser or his heirs or assigns have or ought to have in or to

ALL that certain tract, piece or parcel of land, with the buildings
and improvements thereon, situated in the Town of Greenwich, County
of Fairfield and State of Connecticut more particularly described
as follows: Lot No. 2 on a certain map entitled, "Subdivision Plan-
Record Sheet, Property of Joel and Cheryl Feldman, Greenwich,
Connecticut, certified substantially correct by Edward J. Crothers,
of J.A. Kirby Co., Civil Engineers and Surveyors" filed in the
Office of the Town Clerk of said Town of Greenwich as Map No. 5605.

[Signatures]

Town Clerk of Greenwich

To have and to hold the premises, with all the appurtenances, unto the said Releasor
his heirs and assigns forever, so that neither we the
Releasor nor our heirs nor any other person under us or them
shall hereafter have any claim, right or title in or to the premises, or any part thereof, but therein
we and they are by these presents forever barred and excluded.

In Witness Whereof, we ha ve hereunto set our
hand s and seal s

witnessed, notarized and acknowledged by

26th day of June

1989

Signed, Sealed and Delivered in presence of

[Signatures]

STATE OF CONNECTICUT, COUNTY OF FAIRFIELD

On this 26th day of June

1989, before me,
STEPHEN N. BOBROW and MARGERY BOBROW

known to me (or satisfactorily proved) to be the persons whose names are subscribed to the
within instrument and acknowledged that they executed the same for the purposes therein contained.

[Signatures]

Commissioner of Superior Court

JUN 26 1989

Received for Record

as 3:00 M. Atten

Town Clerk.
WARRANTY SURVIVORSHIP DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT:

We, STEPHEN N. BOBROW, TRUSTEE and STEPHEN N. BOBROW and MARGERY BOBROW, of 359 North Street, Greenwich, Connecticut (the "Grantors"), for the consideration of $1.00 and other valuable consideration received to our full satisfaction of JOHN T. DILLON and M. C. DILLON, both of 24 Avon Road, Larchmont, New York (the "Grantees"), do give, grant, bargain, sell, and confirm unto the Grantees, and unto the survivor of them, and unto the heirs and assigns of the survivor of them forever,

All those certain tracts, pieces or parcels of land, with the buildings and improvements thereon, situated in the Town of Greenwich, County of Fairfield and State of Connecticut, more particularly described as follows: Lots Nos. 2 and 3 on a certain map entitled, "Subdivision Plan-Record Sheet, Property of Joel and Cheryl Feldman, Greenwich, Connecticut, certified substantially correct by Edward J. Crothers, J.A. Kirby Co., Civil Engineers and Surveyors" filed in the Office of the Town Clerk of said Town of Greenwich as Map No. 5605.


Said premises are subject to the following:

1. Any and all provisions of any ordinance, municipal regulation and public or private law, inclusive of the planning and zoning regulations of the Town of Greenwich.

2. Taxes of the Town of Greenwich, hereafter due and payable, which taxes the Grantees hereby assume and agree to pay as part of the consideration hereof.


$5,390 00/100

$45,000 00/100 STATE

[Signatures]


7. Notes and such state of facts as shown on Map No. 5605, which map is on file in the Office of the Town Clerk of the Town of Greenwich.


9. Riparian rights of others and to the brook or stream flowing through said premises.

10. Sanitary sewer easements, area reserved for Park & Recreational purposes, and encroachment of driveway, all as shown on survey made by Barber and Seymore, dated May 24, 1985 and entitled, "MAP PREPARED FOR EVANGELOS KARVOUNIS AND THEODORA KARVOUNIS GREENWICH, CONN.", which survey is recorded on the Greenwich Land Records in Book 1948, Page 224.

TO HAVE AND TO HOLD the above granted and bargained premises unto the Grantees, and unto the survivor of them, and unto such survivor's heirs and assigns forever, to them and their own proper use and behoof.

AND ALSO, we, the said Grantors, do for ourselves, our heirs and assigns, covenant with the Grantees, and with the survivor of them, and with such survivor's heirs and assigns, that at and until the cession of these presents, we are 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 are free from all encumbrances whatsoever, except as hereinbefore mentioned.

AND FURTHERMORE, we, the said Grantors, do by these presents bind ourselves and our heirs and assigns to WARRANT AND DEFEND the above granted and bargained premises
to the Grantees, and to the survivor of them, and to such survivor's heirs and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

IN WITNESS WHEREOF, we, the Grantors, have hereunto set our hands this 17th day of February, 1997.

Witnessed By:

STEPHEN N. BOBROW, TRUSTEE

MARGERY BOBROW

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

The foregoing instrument was severally acknowledged before me this 19th day of February, 1997, by STEPHEN N. BOBROW, TRUSTEE, MARGERY BOBROW AND STEPHEN N. BOBROW.

Commissioner of the Superior Court
Notary-Public
My Commission Expires:

The Latest Address of Grantees:

359 North Street
Greenwich, Connecticut 06830

Received for Record FEB 19 1997 at 3:51 M. and recorded by Town Clerk.