## LOT AREAS

<table>
<thead>
<tr>
<th>Proposed Lot</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot No. 280R</td>
<td>7,550 sq. ft.</td>
</tr>
<tr>
<td>Lot No. 279R</td>
<td>8,784 sq. ft.</td>
</tr>
<tr>
<td>Open Space 'L'</td>
<td>359 sq. ft.</td>
</tr>
<tr>
<td>Open Space 'N'</td>
<td>1,123 sq. ft.</td>
</tr>
<tr>
<td>Total Open Space</td>
<td>1,482 sq. ft. (8.3% of total lot area)</td>
</tr>
</tbody>
</table>

## ZONING STATISTICS

<table>
<thead>
<tr>
<th>Proposed Lot No. 280R</th>
<th>ALLOWED/REQUIRED</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Setbacks:</td>
<td>25’</td>
<td>43’</td>
</tr>
<tr>
<td>Side Setbacks:</td>
<td>5’ sum of 15’</td>
<td>7.75’ and 7.75’/15.5’/67’</td>
</tr>
<tr>
<td>Rear Setbacks:</td>
<td>25’</td>
<td></td>
</tr>
<tr>
<td>Lot Area</td>
<td>7,500 sq. ft. minimum</td>
<td>7,550 sq. ft.</td>
</tr>
<tr>
<td>Green Area</td>
<td>50%</td>
<td>Not Provided</td>
</tr>
<tr>
<td>Total Coverage</td>
<td>Maximum 3,775 sq. ft.</td>
<td>Not Provided</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Proposed Lot No. 279R*</th>
<th>ALLOWED/REQUIRED</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Setbacks:</td>
<td>25’</td>
<td>29.7’</td>
</tr>
<tr>
<td>Side Setbacks:</td>
<td>5’ sum of 15’</td>
<td>5’ &amp; 14.8’/19.8’</td>
</tr>
<tr>
<td>Rear Setbacks:</td>
<td>25’</td>
<td>Not Provided for main structure</td>
</tr>
<tr>
<td>Lot Area</td>
<td>7,500 sq. ft. minimum</td>
<td>8,784 sq. ft.</td>
</tr>
<tr>
<td>Green Area</td>
<td>50%</td>
<td>Not Provided</td>
</tr>
<tr>
<td>Total Coverage</td>
<td>Maximum 4,392 sq. ft.</td>
<td>Not Provided</td>
</tr>
</tbody>
</table>

*Existing structures to remain*

## APPLICATION SUMMARY:
The applicant is requesting final subdivision approval to subdivide a 17,816 sq. ft. property into proposed Lot No. 280R with 7,550 sq. ft., Lot No. 279R with 8,784 sq. ft. and proposed open space area “L” with 359 sq. ft. and proposed open space area “N” with 1,123 sq. ft. for a total of 1,482 sq. ft. (8.3% of the total lot area) on a property located at 22 Sound Beach Avenue in the R-7 zone. This subdivision was reviewed and approved in 2020 however the mylar was not filed within the required 90 day timeline and therefore a new application is necessary.
ISSUES/RECOMMENDATIONS:

1. **ZBA Variance** – The ZBA application PLZE201900656 for a variance was granted at the 2/26/20 meeting for deficient lot frontage of 50.21 feet for Lot No. 280R. Although still deficient, the proposed frontage would be an improvement from the 48.21 feet that exists for Lot No. 280R as shown on Map No. 1039.

2. **DPW Engineering** – Comments 1/22/20 require revisions prior to Zoning Permit endorsement, but such revisions are not required prior to subdivision approval.

3. **ZEO** – Comments dated 1/21/2020 note the need for a variance of required frontage.

4. **IWWA** – The applicant has received an IWWA green sheet dated 12/5/19.

5. **Sewer** – 1/23/20 comments indicate no issues prior to P+Z approval.

6. **Conservation** – 1/22/20 comments note that open space is less than 15% and recommend certain preservation and mitigation measures for important vegetation on the property.

7. **Open Space** – The proposal includes two open space parcels totaling 1,482 sq. ft. (8.3% of the total lot area). The Commission should determine if an open space parcel provided meets the standards per Sec. 6-297 of the GSR.

8. The proposed lots were originally created as part of the 1925 subdivision for Greenwich Gardens and shown on Greenwich Land Records Map No. 1039. The lots fell into common ownership in 1972 and are currently held together.

9. The subdivision map should include a signature block for the Planning and Zoning Chairman’s signature in accordance with 6-269(b)(16) of the GSR.

10. The following note should be placed on the subdivision map. “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” [Sec. 6-269(15)]

DEPARTMENT COMMENTS:

- Zoning Enforcement – Attached
- DPW Engineering – Attached
- Sewer – Attached
- Conservation – Attached

APPLICATION DETAILS:

Existing Conditions:
The subject parcel is located on the east side of Sound Beach Avenue near the intersection to Old Greenwich Lane. The existing parcel appears to be conforming and contains an existing single family dwelling, pool, walks and paved driveway. The majority of the lot is maintained as grass lawn with a few mature trees. The house is served by public water and on site sanitary sewage treatment facilities. There are no wetlands or water bodies present on the site. The property slopes gently to the east and is bordered to the north, east and south by residential parcels.
Proposal:
The proposed subdivision would restore two building lots into Lot No. 280R (7,550 sq. ft.) Lot No. 279R (8,784 sq. ft.) and one 359 sq. ft. and one 1,123 sq. ft. open space parcel totaling 1,482 of open space (8.3% of the total lot area). The applicant proposes to restore the two building lots with adjustments to improve the frontage on Lot No. 280R by two feet and provide open space.

Lot No. 279R would appear to comply with the R-7 standards for lot area, frontage and lot shape. The applicant intends to maintain the existing dwelling, pool and property improvements. The existing dwelling and pool would appear to still comply with the setback requirements for the main and accessory structures.

The applicant is requesting a variance of lot frontage for Lot No. 280R, with a proposed frontage of 50.21 feet. Although still deficient, the proposed frontage would be an improvement from the 48.21 feet that exists for Lot No. 280R as shown on Map No. 1039. The ZBA application PLZE201900656 was heard and left open at the 1/8/20 ZBA meeting.

Drainage:
The project proposes to construct a single-family dwelling on the proposed Lot No. 280R and retain the existing structure on the proposed Lot No. 279R. The project proposes to disturb approximately 75% of the site for the construction of improvements and implementation of landscaping. The proposed development would increase the impervious coverage by approximately 3,232 sq. ft.

Background/Title Search:
The applicant submitted a deed history for the lot which dates to August 11, 1925 and GLR Map No. 1039, which shows the building lots 280 and 279 as part of the Greenwich Gardens.

The properties existed as separate building lots. The lots fell into common ownership in 1972 and appear to have been merged. The applicant is requesting to subdivide the existing lot and restore the previous building lots.

APPLICABLE REGULATIONS:
A. Subdivision Regulations Section 6-261 – Definitions
B. Subdivision Regulations Section 6-269 – Record Sheets; Contents
C. Subdivision Regulations Section 6-270 – Construction Sheet; Contents
D. Subdivision Regulations Section 6-271 – Health Dept. Report; Sewage Disposal Facility
E. Subdivision Regulations Section 6-278 – Signing of Subdivision Plan
F. Subdivision Regulations Section 6-279 – Filing with Clerk
G. Subdivision Regulations Section 6-296 – Natural Features; preservation.
H. Subdivision Regulations Section 6-297 – Parks and Playgrounds; standards.
I. Subdivision Regulations Section 6-298 – Ownership of Park and Playground or Open Space Land; Proof; Filing.
J. Subdivision Regulations Section 6-304 – Lot Dimensions
K. Building Zone Regulations Section 6-205 – Schedule of Required Open Spaces, Limiting Heights and Bulk of Buildings
MEMORANDUM

TO: Marisa Anastasio, Planner II
FROM: Aleksandra Moch, Environmental Analyst
DATE: January 22, 2020
RE: Mena Liu, 22 Sound Beach Avenue, PLPZ 2019 00500
     Site plan by Rocco V. D’Andrea, dated November 19, 2019

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

1. The proposed two-lot subdivision proposes easements on each lot to address the open space requirement. However, both areas combined fall short of the normal 15% set aside, providing only 8%. While the existing pool terrace on lot 279R limits the extent of the open space on that lot, this could be compensated with a slight expansion of the open space on lot 280R. This adjustment will protect the 24” pine just west of the currently proposed open space boundary. Larger open space will provide more opportunity for the wildlife and offer richer habitat for animals consisting of edge and migrant species in this densely developed neighborhood.

2. The edge of the open space should be permanently marked by a line of sunken boulders to prevent future encroachments.

3. Relocation of the rain garden to the south will help to preserve the 26” pine. If planned to be saved, no disturbance should take place within the critical root zone of this tree.

4. The loss of 30” oak at the front of the house should be mitigated by planting two new native trees within the open space area. In addition, the rain garden should be planted with native plants. Lawn should not be used because it will diminish the bio-filtration mechanism important for the proper functioning of this storm water detention.

5. Placing the in-ground infiltration system underneath the driveway and not grading the backyard are positive attributes of the development proposal and decrease the area of the overall site disturbance.

cc: Conservation Commission
To: Katie Deluca, Director, Planning & Zoning
From: Richard C. Feminella, Wastewater Division Manager
Copy: Chris Mandras, Maintenance Manager - Sewer Division
      Al Romano, Environmental Asset Engineer – Sewer Division

Re: PLPZ.201900500: 22 Sound Beach Avenue, Mena Liu

We have prepared the following comments and questions regarding the proposed application.

Project Summary:
- Subdivide 17,816 sqft. parcel into two lots.

Sewer Division Comments:

Comments to be addressed during P&Z phase:
- None.

Comments to be addressed during Sewer and Building Permit phase:
- In regards to the subdivision, the proposed special permit requires no modifications to the existing buildings, or the use of the property, the Sewer Division has no comments or objections. However, the Sewer Division wishes to call to the attention of the applicant/owner that the owner should research where their underground utilities are and develop any easements necessary (if required) for any utilities that may be crossing over the new lot line(s). If there are any easements required/developed for sanitary sewer lateral(s), please forward a copy to the Sewer Division for our records.
- The applicant/owner will be required to obtain all necessary Sewer Permits. Please coordinate directly with the Sewer Division for permitting. This can be addressed during the Sewer and Building Permitting phase of the project.
- The plans submitted for Sewer Permitting need to show how to connect the proposed sanitary sewer lateral to the existing sanitary sewer main on the street. Proposed laterals should connect to an existing stub, or be made with a saddle fitting, insert-a-tee fitting, or similar on the existing gravity sewer main. Please coordinate with the Sewer Division for further details during permitting.
- The proposed development should utilize low flow plumbing fixtures. Please include written confirmation during Sewer Permitting.
- The applicant/owner will be required to perform CCTV inspections of all of the sanitary sewer laterals and private mains that serve the existing dwelling at 22 Sound Beach Avenue to confirm there are no issues with the existing sanitary sewer lateral. Any televising of sanitary sewer laterals must be performed in the presence of the Environmental Asset Engineer. Please coordinate with Sewer Division – Environmental Asset Engineer (203) 622-0963 extension 5. Make a DVD of this inspection. Submit a copy of the DVD to the Wastewater Division Manager. Failure to have the Sewer Inspector present during the TVing will result in the Sewer Division not accepting the
DVD. Note: VHS format is not accepted. Only DVDs are accepted. Make a copy of the DVD for your records. The Town will not return DVDs. The Town cannot make copies of DVDs. The DVD should be submitted along with a site plan that identifies each investigation run on the DVD.

- Please note, sanitary sewers are designed for first floor elevations. Therefore, any plumbing fixtures in lower levels (basements) could be subject to sanitary sewer backups/overflows. The property owner is strongly recommended to consider and review this and plan accordingly to protect themselves in those situations. The Town is not responsible for damages as a result of these connections/installations. Please consider this and revise accordingly.

- Please note, in accordance with Town regulations and standard practice, all clear water sources cannot discharge to sanitary sewer. This includes air conditioning and high efficiency heating system condensate lines. Please confirm that the new development will not discharge any clear water sources to sanitary sewer.

**Please NOTE:** These comments are intended for P&Z review only. These comments do not take the place of Sewer Permit(s). Any Sewer Permit Applications receive thorough reviews and may result in additional comments/requirements at that time. In addition, please be reminded that in order to receive Building Permits, the applicant must have secured all other necessary permits, including, but not limited to, Sewer Permits PRIOR to obtaining their Building Permits.
MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, February 26, 2020 at 8:00 P. M. in the Joseph Cone Meeting Room, pursuant to due notice.

PRESENT: Patricia Kirkpatrick, Chairman
         Arthur Delmhorst, Secretary
         Wayne Sullivan
         John Vecchiolla
         Frank O'Connor

EXCUSED: Ken Rogozinski
         Frank Baratta
         Joe Angland

The following appeals were heard:

APPEAL No. PLZE201900681

Appeal of Patricia Hannigan, 5 Oak Lane, Old Greenwich for a variance of front yard setback and special exception approval to permit the addition of a second story onto a proposed two car garage which was previously approved under appeal number PLZE201700056 on a lot located in the R-12 zone.

It was unanimously RESOLVED that said appeal be denied.

After due consideration, the Board found there was no hardship articulated to justify the requested modification to the front yard variance. Accordingly, the appeal is denied.

Additionally, the Board finds that the special exception standards as provided by sections 6-19, 6-20, and 6-95 of the Building Zone Regulations have not been met. Accordingly, the special exception to permit the construction of a new garage in excess of 600 square feet is denied.

APPEAL No. PLZE201900656

Appeal of Mena liu, 22 Sound Beach Avenue, Old Greenwich for a variance of required frontage to permit the subdivision of a lot located in the R-7 zone.

It was unanimously RESOLVED that said appeal be granted on the following grounds:
After due consideration, the Board finds that there is hardship due to the proposed lots being in an area which has been substantially developed prior to the current zoning regulations with lots of a similar size and frontage. Accordingly, the requested variance of required lot frontage is granted from sections 6-203 and 6-205.

The Board further finds that this relief can be granted without detriment to the public welfare or impairment to the integrity of the regulations.

**APPEAL No. PLZE VR2020006**

Appeal of Arthur Zernin Fischer, 18 Annjim Drive, Greenwich for a variance of side yard setback to permit a second floor addition onto a dwelling located in the R-12 zone.

It was unanimously RESOLVED that said appeal be denied.

After due consideration, the Board found there was no hardship articulated to justify the requested variance of side yard setback. Accordingly, the appeal is denied.

**APPEAL No. PLZE VR2020007**

Appeal of Valerie and Tatiana Goldburt, 279 Taconic Road, Greenwich for variances of side yard setback to permit the construction of a new garage on a lot located in the RA-4 zone.

It was unanimously RESOLVED that said appeal be granted on the following grounds:

After due consideration, the board finds there is hardship due to the existence of wetlands. Therefore, the requested variance of side yard setback, is granted from section 6-203 and 6-205.

The Board further finds that this relief can be granted without detriment to the public welfare or impairment to the integrity of the regulations.

**APPEAL No. PLZE VR2020008**

Appeal of Massimo E. Iori, 73 Taconic Road, Greenwich for a variance of lot area calculation and special exception approval to permit the inclusion of access way area as zoning lot area in order to construct a new garage a lot located in the RA-4 zone.

It was unanimously RESOLVED that said appeal be granted, with conditions, on the following grounds:

After due consideration, the board finds that the special exception standards as provided by sections 6-19, 6-20, and 6-95(a)(2) of the Building Zone Regulations have been met.
Accordingly, the special exception to permit the construction of a new garage 2,300 square feet in size is granted.

Additionally, the board finds there is hardship due to the lot's shape. Therefore, the requested variance required lot shape and house location, is granted from section 6-131(a) 6 and 7 with the condition that applicant use a 200-foot diameter circle to determine where the access way ends for lot area purposes.

The Board further finds that this relief can be granted without detriment to the public welfare or impairment to the integrity of the regulations.

The date of these minutes and rendition date of said decisions is March 9, 2020.

The next regular meeting is scheduled to be heard on March 11, 2020.

Arthur Delmhorst, Secretary
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 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 owner(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 deeds.

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 I.W.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.

[Signature]
Owner/Agent (Please Print)

Owner/Agent Signature & Date

pxPreSubDivChecklist 2020
All requests for final subdivision review by the Planning and Zoning Commission shall include all information indicated on this checklist and confirm 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".

Please 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 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, and that the property conforms to 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 be under no obligation to maintain, clean, enclose, or otherwise alter or improve, such drainage facility."

☐ 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

☐ 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; NGSV 1929 is to be used. An area 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)

8. Eight copies of a completed application form.

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 the above requirements as noted. Please explain reasons for any omissions: ____________________________

Owner name/ signature ____________________________
Agent name / signature ____________________________
P&Z Staff Signature ____________________________

Date 12/22/2020

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.
Subdivision Application

Property Address: 22 Sound Beach Avenue, Old Greenwich, CT 06870
Property Owner: Mena Liu
Address: 22 Sound Beach Avenue, Old Greenwich, CT 06870
Email: ___________________________  Cell Phone: ___________________________  Other Phone: ___________________________
Applicant: Mena Liu
Address: 22 Sound Beach Avenue, Old Greenwich, CT 06870
Email: ___________________________  Cell Phone: ___________________________  Other Phone: ___________________________
Authorized Agent: Heagney, Lennon & Slane, LLP
Address: 248 Greenwich Avenue, Greenwich, CT 06830
Email: JHeagney@HLS248.com
Cell Phone: (203) 661-8400
Other Phone: ___________________________

Zone(s): R-7
Total Area: 17,816 sf

Please select all relevant items below:

- Preliminary
- Final
- Coastal
- Subdivision
- Resubdivision

Number of Lots:
Existing: 1
Proposed: 2

Zone:
Existing: R-7
Proposed: R-7

Land Reserved:
Area of Land Reservation: 1,482 sf
Reserved Land Area as Percent of Total Land Area: 8.3%

History:
Previous SB #: N/A
GLR Map # of any previously filed subdivisions or surveys: GLR Map #1039

Utilities:
- Septic
- Well
- Sewer
- Public Water

Health Permit needed and received? N/A

IWWA Permit received? Greensheet
IWWA Permit #: N/A

☐ 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)

To be completed by P&Z staff only:
Check # ___________________  Check Amount: $ ___________________
Application # ________________________________

pzSubdivisionApp 2020
# Application Signature Page

**Property Address:** 22 Sound Beach Avenue, Old Greenwich, CT 06870  
**Tax ID:** 06-2485/S  

<table>
<thead>
<tr>
<th>Property Owner 1: Mena Liu</th>
<th>Address: 22 Sound Beach Avenue, Old Greenwich, CT 06870</th>
</tr>
</thead>
<tbody>
<tr>
<td>Email:</td>
<td>Cell Phone:</td>
</tr>
<tr>
<td></td>
<td>Other Phone:</td>
</tr>
<tr>
<td>Signature:</td>
<td>*See Authorization Letter</td>
</tr>
<tr>
<td>Date:</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property Owner 2:</th>
<th>Address:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Email:</td>
<td>Cell Phone:</td>
</tr>
<tr>
<td></td>
<td>Other Phone:</td>
</tr>
<tr>
<td>Signature:</td>
<td>Date:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property Owner 3:</th>
<th>Address:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Email:</td>
<td>Cell Phone:</td>
</tr>
<tr>
<td></td>
<td>Other Phone:</td>
</tr>
<tr>
<td>Signature:</td>
<td>Date:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property Owner 4:</th>
<th>Address:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Email:</td>
<td>Cell Phone:</td>
</tr>
<tr>
<td></td>
<td>Other Phone:</td>
</tr>
<tr>
<td>Signature:</td>
<td>Date:</td>
</tr>
</tbody>
</table>

**Applicant:** Mena Liu  
**Address:** 22 Sound Beach Avenue, Old Greenwich, CT 06870  
**Email:** JHeagney@HLS248.com  
**Cell Phone:** (203) 661-8400  
**Signature:**  
**Date:** 1/21/2080  

**Authorized Agent:** Heagney Lennon & Slane, LLP  
**Address:** 248 Greenwich Avenue, Greenwich, CT 06830  
**Email:** JHeagney@HLS248.com  
**Cell Phone:** (203) 661-8400  
**Signature:**  
**Date:** 1/21/2080
NARRATIVE

In December of 2019 Applicant proposed to subdivide the 17,816sf parcel at 22 Sound Beach Avenue into:

- 7,550 sf Lot No. 280R;
- 8,784 sf Lot No. 279R; and
- A total of 1,482 sf of Open Space. 
  (shown as 359 sf Open Space “L” and 1,123 sf Open Space “N”).

22 Sound Beach Avenue is currently comprised of Lot No. 280 and Lot No. 279, which were created as part of the 1925 subdivision for Greenwich Gardens and shown on Greenwich Land Record Map #1039. The two lots fell into common ownership in 1972 and are currently held together. This application seeks to restore 22 Sound Beach Avenue to two building lots with adjustments to improve the frontage on Lot No. 280R by 2 feet and provide open space.

Applicant is proposed a total of 1,482 sf of Open Space shown as 359 sf Open Space “L” and 1,123 sf Open Space “N”. The open space offered was 8.3% of the total area of the parcel.

In March 2020 the Commission approved the final subdivision application to subdivide the existing 17,816 sf parcel into two (2) parcels with two (2) open space parcels totaling 1,482 sf (equal to 8.3% of the total land area to be subdivided).

In fall 2020 the 90-day window expired for recording the mylar of the approved subdivision plan. Applicant requests a reissuance of final subdivision approval to establish two building lots and open space at 22 Sound Beach Avenue and record the previously approved mylar.

Respectfully Submitted,
John Heagney
Dated: December 22, 2020
RE: The application of John Heagney,Esq., authorized agent, for Mena Liu, record owner, for a final subdivision, PLPZ 2019 00500, to subdivide the existing 17,816 sq. ft. parcel into two (2) parcels with two (2) open space parcels totaling 1,482 sq. ft. (equal to 8.3% of the total lot area to be subdivided) at the property located at 22 Sound Beach Avenue in the R-7 zone approved by the Planning and Zoning Commission as a subdivision with modifications.

Dear Mr. Heagney:

At a regular meeting held on March 10, 2020 the Planning and Zoning Commission considered the above referenced application and took the following action:

Upon a motion to approve the final subdivision made by Mr. Fox and seconded by Ms. Goss, the following resolution was unanimously adopted. (Voting in favor of this item: Alban, Lowe (for Macri), Levy, Fox, Goss (for Hardman))

WHEREAS the Commission held public meetings on January 28, 2020 and March 10, 2020 and took all testimony required by law; and

WHEREAS a final subdivision, PLPZ 2019 00500, was submitted to subdivide the existing 17,816 sq. ft. parcel into two (2) parcels with two (2) open space parcels totaling 1,482 sq. ft. (equal to 8.3% of the total lot area to be subdivided) at the property located at 22 Sound Beach Avenue in the R-7 zone; and

WHEREAS the Commission finds that this final subdivision application is subject to Sections 6-261, 6-269, 6-270, 6-271, 6-278, 6-279, 6-296, 6-297, 6-298 and 6-304 of the Town of Greenwich Subdivision Regulations (GSR), and Section 6-205; and

WHEREAS the proposed lots were originally created as part of the 1925 subdivision for Greenwich Gardens and shown on Greenwich Land Records Map No. 1039; and
WHEREAS the area of Lot No. 280R will be 7550 sq. ft. and the area of Lot No. 279R will be 8784 sq. ft.; and

WHEREAS Lot No. 280 R will have an Open Space of 1123 sq. ft. in area and Lot No. 279 R will have a 395 sq. ft. Open Space area; and

WHEREAS, the sites are serviced by the Town sewer and water system; and

WHEREAS Lot 279R complies with the R-7 standards for lot area, frontage and lot shape; and

WHEREAS the applicant received a variance of lot frontage for Lot No. 280R via Zoning application PLZE201900656, with a proposed frontage of 50.21 feet in the R-7 zone where a 65 feet minimum frontage is required; and

WHEREAS the existing dwelling, pool and driveway at Lot 279R will remain in place while new house development is proposed at Lot 280 R including a new single family dwelling, driveway and storm water management; and

WHEREAS the applicant addressed Conservation comments dated 1/22/20 by proposing planting of two native trees in the open space to replace the 24” pine, installing a split rail fence along the boundary for demarcation and planting an additional two native trees if the proposed development impacts the 26” pine adjacent to the proposed rain garden and planting two new trees at the front of the property if the 30” oak is impacted; and

WHEREAS the development plans shall be updated to specify tree protection especially for the specimens called out by Conservation; and

WHEREAS final drainage summary report and plans will be submitted prior to development of Lot No. 280 R for review by DPW Engineering; and

WHEREAS the Inland Wetlands Agency issued a green sheet indicating no permit is required on 12/5/19; and

WHEREAS a landscaping plan shall be submitted for the Open Space parcels prior to subdivision mylar filing; and

WHEREAS Sewer Dept. detailing requirements for future development; and

WHEREAS the Commission received a staff report as well as department comments from DPW Engineering, the Sewer Dept., and the Conservation Department.; and

THEREFORE be it RESOLVED the application John Heagney, Esq., authorized agent, for Mena Liu, record owner, for a final subdivision, PLPZ 2019 00500, to subdivide the existing 17,816 sq. ft. parcel into two (2) parcels with two (2) open space parcels, totaling 1,482 sq. ft. (equal to 8.3% of the total lot area to be subdivided) at the property located at 22 Sound Beach Avenue in
the R-7 zone per the Town of Greenwich Subdivision Regulations Sections 6-261, 6-269, 6-270, 6-271, 6-278, 6-279, 6-296, 6-297, 6-298 and 6-304 of the Town of Greenwich Subdivision Regulations (GSR), and Section 6-205 as shown on a subdivision map prepared by Rocco V. D’Andrea, Inc., last revised 1/21/20 is hereby approved as a subdivisions with modifications.

A subdivision plan shall be submitted via appointment with a Planner within 90 days of the subdivision approval for endorsement by the Chairperson of the Planning and Zoning Commission, and subsequent filing on the Greenwich Land Records to include the following:

1. A mylar and 6 paper copies of the subdivision map with the following notes added to the plan:
   a. A signature box for endorsement by the Chairman stating “Approved by Resolution of the Planning and Zoning Commission, Town of Greenwich, Connecticut.”
   b. The name of the owner of the Open Space parcels shall be noted on the map.
   c. All monuments shall be placed in field and shown on map.

2. Declaration of Restrictions for the Open Space parcels shall be reviewed by the Conservation Department and the Law Department and once acceptable shall be filed on the Greenwich Land Records simultaneously with the Map. The Open Space parcel shall run with the ownership of the land.

3. A Landscaping Plan for planting of the Open Space and tree protection as detailed in Conservation Commission’s comments shall be submitted to P+Z for review.

4. A check for the proper filing fee for the survey map on the Greenwich Land Records.

Prior to commencement of site work and/or development of Lot No. 280 R, the applicant shall make an appointment with Planning and Zoning staff to submit final plans including: a) three (3) sets of final engineering plans, b) two (2) copies of a final Drainage Summary Report, c) three (3) sets of landscaping plans, d) three (3) sets of architectural plans including floor plans, elevations and sections and any other pertinent documentation necessary to address the Commission’s decision including the following:

1. Zoning to confirm statistics before Zoning permit issuance.
2. DPW Engineering to approve prior to Zoning Permit sign-off.
3. Conservation Department to approve landscaping prior to Zoning Permit sign off.

The subdivision mylar shall be submitted within 90 days of the approval date of March 10, 2020, unless an extension of time is requested and granted by the P+Z Commission at a meeting.
The contents of this letter have been reviewed by members of the Commission and reflect the decision the Commission made at its meeting on March 10, 2020.

Sincerely,

[Signature]

Marisa Anastasio
Senior Planner
TOWN OF GREENWICH

AFFIDAVIT OF NOTIFICATION OF SUBDIVISION APPLICATION
TO PLANNING AND ZONING COMMISSION

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

I, JOHN HEAGNEY, being first duly sworn, do hereby certify that on December 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 December 15, 2020 as shown on the Town Tax Assessor’s Office records of property abutting and across the street from the property for which a subdivision application for the property located at 22 Sound Beach Avenue Tax ID: 06-2485/S, Old Greenwich, Connecticut has been filed with the Greenwich Planning and Zoning Commission.

JOHN HEAGNEY

Subscribed and sworn to before me this 15th day of December, 2020

EMMA A. MUTINO
NOTARY PUBLIC
My Commission Expires Apr. 30, 2025
EXHIBIT A

Abutting property owners of 22 Sound Beach Avenue, Old Greenwich:

Manor Road LLC
140 East 45th Street, 40th Fl.
New York, NY 10017
06-1801/S

George L. Nestoros & Jeanny Cheung
24 Sound Beach Avenue
Old Greenwich, CT 06870
06-2489/S

Misa D. & Sarah B. Burnett
14 Manor Road
Old Greenwich, CT 06870
06-1800/S

Eric Moy & Jacquoris Chu Mun Moy
20 Manor Road
Old Greenwich, CT 06870
06-3820/S

Town of Greenwich
c/o Finance Department
101 Field Point Road
Greenwich, CT 06830
05-4576/S

Amy Jo Palladino
21 Sound Beach Avenue
Old Greenwich, CT 06870
05-1806/S

Karen E. Johnson
18 Sound Beach Avenue
Old Greenwich, CT 06870
06-1351/S
EXHIBIT B

December 15, 2020

To Whom It May Concern:

Notice is hereby given that Mena Liu has filed a subdivision application with the Planning and Zoning Commission for the property located at 22 Sound Beach Avenue (Tax ID: 06-2485/S) in Old Greenwich, Connecticut. This application is to reauthorize the previously approved lot configuration.

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

John Heagney

For information contact:
Planning and Zoning Commission
Town Hall, 101 Field Point Road
Greenwich, CT 06836
Tel: 203-622-7894
December 15, 2020

To Whom It May Concern:

Notice is hereby given that Mena Liu has filed an application for the re-issuance of subdivision approval with the Planning and Zoning Commission for the property located at 22 Sound Beach Avenue (Tax ID: 06-2485/S) in Old Greenwich, Connecticut.

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

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

John Heagney
<table>
<thead>
<tr>
<th>Address</th>
<th>Name</th>
<th>Street</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>16 Marine Rd. Old Greenwich, CT 06870</td>
<td>Michael D. &amp; Shari B. Breen</td>
<td>16 Marine Rd. Old Greenwich, CT 06870</td>
<td>Old Greenwich</td>
<td>CT</td>
<td>06870</td>
</tr>
<tr>
<td>24 Sound Beach Ave. Old Greenwich, CT 06870</td>
<td>George E. Nestoros &amp; Jeffrey Ching</td>
<td>24 Sound Beach Ave. Old Greenwich, CT 06870</td>
<td>Old Greenwich</td>
<td>CT</td>
<td>06870</td>
</tr>
<tr>
<td>30 Marion Rd. Old Greenwich, CT 06870</td>
<td>Fred H. Jacobs &amp; H. Minn</td>
<td>30 Marion Rd. Old Greenwich, CT 06870</td>
<td>Old Greenwich</td>
<td>CT</td>
<td>06870</td>
</tr>
<tr>
<td>40 Marion Rd. Old Greenwich, CT 06870</td>
<td>Paul E. &amp; Jane M. Murphy</td>
<td>40 Marion Rd. Old Greenwich, CT 06870</td>
<td>Old Greenwich</td>
<td>CT</td>
<td>06870</td>
</tr>
<tr>
<td>10 Field Point Rd. Old Greenwich, CT 06870</td>
<td>Thomas F. &amp; Mary K. Murphy</td>
<td>10 Field Point Rd. Old Greenwich, CT 06870</td>
<td>Old Greenwich</td>
<td>CT</td>
<td>06870</td>
</tr>
<tr>
<td>18 Sound Beach Ave. Old Greenwich, CT 06870</td>
<td>Karen E. Johnson</td>
<td>18 Sound Beach Ave. Old Greenwich, CT 06870</td>
<td>Old Greenwich</td>
<td>CT</td>
<td>06870</td>
</tr>
<tr>
<td>6 Jerry's Road</td>
<td>Jerry's Road</td>
<td>Jerry's Road</td>
<td>Jerry's Road</td>
<td>CT</td>
<td>06870</td>
</tr>
</tbody>
</table>
Planning and Zoning Board of Appeals  
Town of Greenwich  
101 Field Point Road  
Greenwich, CT 06830

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

RE: 22 Sound Beach Avenue, Old Greenwich, CT 06870

To Whom It May Concern:

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

Mena Liu
CERTIFICATE OF TITLE

22 Sound Beach Avenue (Tax ID 06-2485/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 MENA LIU is the owner in fee simple, conveyed to her by a Warranty Deed from THOMAS MIGLIANO on June 22, 2016 in Book 7089 at Page 18 in the Greenwich Land Records.

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

Dated at Greenwich, Connecticut this 4th day of December, 2019.

HEAGNEY, LENNON & SLANE, LLP

By:  

John Heagney
<table>
<thead>
<tr>
<th>Date</th>
<th>Book</th>
<th>Page</th>
<th>Conveyance</th>
<th>Lot Numbers</th>
</tr>
</thead>
<tbody>
<tr>
<td>August 11, 1925</td>
<td>219</td>
<td>428</td>
<td>Warranty Deed from Greenwich Gardens, Inc. to Joseph S. Chiapetta, Frank P. Fiorito, John Fiorito, Joseph Perna, James F. Perna</td>
<td>272, 273, 274, 275, 276, 277, 278, 279</td>
</tr>
<tr>
<td>August 11, 1928</td>
<td>255</td>
<td>148</td>
<td>Quit Claim Deed from Joseph S. Chiapetta, Frank P. Fiorito, John Fiorito, Joseph Perna, James F. Perna to Vincenzo Fiorito</td>
<td>272, 273, 276, 277, 278, 279</td>
</tr>
<tr>
<td>November 6, 1929</td>
<td>271</td>
<td>423</td>
<td>Warranty Deed from Greenwich Gardens, Inc. to The Little Empire Corporation</td>
<td>187, 280, 296, 299</td>
</tr>
<tr>
<td>December 2, 1932</td>
<td>299</td>
<td>270</td>
<td>Foreclosure on Joseph S. Chiapetta, Frank P. Fiorito, John Fiorito, Joseph Perna, James F. Perna and Vincenzo Fiorito by Arthur G. Child</td>
<td>272, 273, 277, 278, 279</td>
</tr>
<tr>
<td>December 2, 1932</td>
<td>294</td>
<td>494</td>
<td>Quit Claim Deed from Arthur G. Child to Angelina P. Fiorito, Joseph Perna and James F. Perna</td>
<td>272, 273, 277, 278, 279</td>
</tr>
<tr>
<td>August 8, 1935</td>
<td>317</td>
<td>334</td>
<td>Quit Claim Deed from Angelina P. Fiorito to James F. Perna and Joseph Perna</td>
<td>272, 273, 277, 278, 279</td>
</tr>
<tr>
<td>October 15, 1945</td>
<td>404</td>
<td>433</td>
<td>Warranty Deed from The Little Empire Corporation to Louis J. Barbano</td>
<td>280, 296, 299</td>
</tr>
<tr>
<td>February 20, 1946</td>
<td>409</td>
<td>41</td>
<td>Warranty Deed from James F. Perna and Joseph E. Perna to Louise P. Brusca</td>
<td>279</td>
</tr>
<tr>
<td>June 22, 1949</td>
<td>435</td>
<td>261</td>
<td>Warranty Deed from Louise P. Brusca to Vincent E. Migliano and Betha Migliano</td>
<td>279</td>
</tr>
<tr>
<td>January 5, 1956</td>
<td>550</td>
<td>325</td>
<td>Warranty Deed from Louis J. Barbano to Vincent E. Migliano</td>
<td>280</td>
</tr>
<tr>
<td>April 12, 1958</td>
<td>594</td>
<td>445</td>
<td>Quit Claim Deed from Vincent E. Migliano to Rocco R. P. Perna</td>
<td>280</td>
</tr>
<tr>
<td>April 12, 1958</td>
<td>594</td>
<td>471</td>
<td>Quit Claim Deed from Rocco R. P. Perna to Vincent E. Migliano and Bertha B. Migliano</td>
<td>280</td>
</tr>
<tr>
<td>March 13, 1972</td>
<td>830</td>
<td>39</td>
<td>Warranty Deed from Vincent E. Migliano to Bertha B Migliano</td>
<td>279, 280</td>
</tr>
<tr>
<td>December 11, 2008</td>
<td>5707</td>
<td>182</td>
<td>Quit Claim Deed from Bertha B. Migliano to Thomas Migliano</td>
<td>279, 280</td>
</tr>
<tr>
<td>June 22, 2016</td>
<td>7089</td>
<td>18</td>
<td>Warranty Deed from Thomas Migliano to Mena Liu</td>
<td>279, 280</td>
</tr>
</tbody>
</table>
SIGNED, SEALD AND DELIVERED
in Presence of
Ralph E. Brush
J. G. Hamon

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD
TOWN OF GREENWICH

Personally appeared GREENWICH GARDENS, INC. by HENRY FLIES its Vice President as
above-mentioned, signer and sealer of the before-mentioned instrument and he duly acknowledged
the same to be his free act and deed and also that free act and deed of said corporation
before me, to be duly signed and sealed and of full
Ralph E. Brush, Notary Public.

Received for record Aug. 12, 1928 at 8:17 P.M. and recorded by
Town Clerk.

TO ALL PEOPLE TO WIT: THESE PRESENTS SMALL COME, KNOW:
ZHON THY, THAT IS, GREENWICH GARDENS, INC., a corporation organized under the laws
of the State of New York and located in the City, County and State of New York, by
Henry Flies of said City, County and State of New York, its Vice President, hereunto
unto duly authorized
for the consideration of One Dollar and other valuable considerations received to
its full satisfaction of Joseph Chiappetta, Frank F. Florito, John Florito, Joseph
Fenno, James F. Ferno, all of Greenwich, Connecticut
DO GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said Joseph S. Chiappetta,
Frank F. Florito, John Florito, Joseph Ferno, James F. Ferno
which certain lot, piece or parcel of land shown and designated as Plots No.
272, 273, 274, 275, 276, 277, 278, 279 on a certain map entitled "Map of Green-
wich Gardens, Inc., Sound Beach, Township of Greenwich, Connecticut, owned by Green-
wich Gardens, Inc. 120 Broadway, New York City" made by Kemp & Boler, Civil Engi-

TOGETHER with all right, title and interest of the Grantor in and to the street
or road in front of and adjoining said premises to the center line thereof, but
reserving, however, to the Grantor, its successors and assigns, all riparian rights
and the full and free use of the interior streets, avenues and roads shown on said
map for the purpose of laying sewers, conduits, gas pipes or mains and for the pur-
pose of repairing or replacing the same from time to time and for the purpose of
constructing convenient means of transportation to, from and through the property
shown on the aforesaid map and of operating the same, also the right to enter upon
the said property for the constructing, erecting and maintaining on and upon the
rescued side boundary lines of said plots, holes, wires and underground or surface
conduits or pipes necessary to transmit or furnish on said plots or on any other
plots heretofore, now or hereafter owned by said Greenwich Gardens, Inc., electric
current or telephone service, and also for the purpose of installing, inspecting,
altering, repairing or renewing said conduits, pipes, holes or wires; and the said
seller reserves the right to dedicate said streets, avenues, roads and drives or
any of them or portions of them to the Township of Greenwich.

TO HAVE AND TO HOLD the above granted and bargained premises, with the privileges
and appurtenances thereof unto the said Grantee, heirs and assigns forever,
to and their own proper use and behoof.
AND ALSO, it the said grantor does for itself, its successors and assigns, covenant with the said Grantee, heirs and assigns, that at and until the decease of these presents it 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 as aforesaid.

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

This deed is given and accepted upon the covenant and condition on the part of the Grantor, and the heirs, executors and assigns of the Grantee, that no building other than a dwelling house and the usual outbuildings shall be erected upon the above described premises, and that no building shall be erected on a smaller plot than is shown on the aforesaid map, and that these covenants shall run with the land hereby conveyed, but shall not apply to plots fronting on Boston Post Road, Sound Beach Avenue or Boulder Road.

IN WITNESS WHEREOF, it GREENWICH GARDENS, INC. by its President as aforesaid has hereto set its corporate seal and seal this 11th day of August A.D. 1925.

SIGNED, SEALED AND DELIVERED

in Presence of

GREENWICH GARDENS, INC. ( SEAL )
By Henry Plume
Vice President

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

Personally appeared GREENWICH GARDENS, INC. by Henry Plume its Vice President as aforesaid and subscriber of 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, a Notary Public in and for the aforesaid County, who received for record Aug. 12, 1925 at 2:10 P.M., and recorded by:

TOWN CLERK

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

WHEREAS, that WE, JOSEPH G. GEAPOTO, FRANK P. FIORITO, JOHN FIORITO, JOSEPH F. PERA and JAMES F. PERRA, all of the town of Greenwich, County of Fairfield and State of Connecticut,

For the consideration of Six Thousand Three Hundred Twenty-five ($6,325) Dollars received to our full satisfaction of GREENWICH GARDENS, INC. a corporation organized under the laws of the State of New York and located in the City, county and State of New York,

DO GIVE, GRANT, BARGAIN, SELL AND CONFIRM, unto the said GREENWICH GARDENS, INC. all those certain lots, pieces or parcels of land herein and designated as Lots No. 272, 273, 274, 275, 276, 277 and 278 on the aforesaid map entitled "Map of Greenwich Gardens, Sound Beach, Township of Greenwich, Connecticut, owned by Greenwich Gardens, INC. On Broadway, New York City" made by Kemp & Heath, Civil Engineers and Surveyors, Mamaroneck, New York, July, 1926 and on file in the Town Clerk's office of said Greenwich and therein numbered 1039.

Being the same premises conveyed to the Grantees by Greenwich Gardens, INC. by warranty deed dated August 11th, 1925 and intended to be recorded simultaneously.
Know all Men by these Presents, That we, JOSEPH S. CHIAPPETTA, FRANK P. FIGUITE, JOHN FIGUITE, JOSEPH FERMA and JAMES P. FERMA, all of the Town of Greenwich, County of Fairfield and State of Connecticut

for the consideration of One Dollar and other valuable considerations received to our full satisfaction of VINCENT FIGUITE, of said Greenwich

do by these Presents, release, and forever quit claim unto the said VINCENT FIGUITE

all right, title, interest, claim, and demand, whatever, which we the said Releasees have or ought to have in or to

and undivided one-sixth interest in and to all those certain tracts, pieces or parcels of

land known and designated as Lots 274, 275, 296, 297 and 279 on a certain map entitled


To have and to hold the premises, with all the appurtenances, unto the said Releasees their heirs and assigns forever, so that neither we nor any person under us or them, shall hereafter have any claim, right, or title in or to the premises, or any part thereof, but them from

we are and they are by these presents forever barred and excluded.

In Witness Whereof, we have hereunto set our hands and seals this 11th day of August A.D., 1923.

Joseph S. Chiappetta [L.S.]

J. Gerald Manion [L.S.]

F. Eric Petropoulos [L.S.]

STATE OF CONNECTICUT

County of Fairfield

City of Greenwich

Personally appeared, JOSEPH S. CHIAPPETTA, FRANK P. FIGUITE, JOHN FIGUITE, JOSEPH FERMA and JAMES P. FERMA

and subscribed the foregoing instrument, and acknowledged the same to be their free act and deed before me.

Received from said Joseph S. Chiappetta, $700.00, and recorded by

[Signature]

J. G. Hannan, Notary Public.
BOOK 271 MISCELLANEOUS

BE IT KNOWN AND TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, RECEIVING KNOW YE, That it, GREENWICH GARDENS, INC., a corporation organized under the laws of the State of New York and located in the City, County and State of New York, by CHARLES S. ARGONSTAD, President, herein duly authorized for the consideration of One Dollar and other valuable considerations received to its full satisfaction of THE LITTLE EMPIRE CORPORATION, of No. 6 Church Street, in the Borough of Manhattan, City and State of New York, to GIVE, GRANT, BARGAIN, SELL AND CONFIRM unto the said THE LITTLE EMPIRE CORPORATION,


TOGETHER with all right, title and interest of the Grantor in and to the street.
or road in front of and adjoining said premises to the center line thereof, but reserving, however, to the Grantor, its successors and assigns, all riparian rights and the full and free use of the interior streets, avenues and roads shown on said map for the purpose of laying sewers, water mains, conduits, drains, gas pipes or mains and for the purpose of repairing or replacing the same from time to time and for the purpose of constructing convenient means of transportation to, from and through the property shown on the aforesaid map and of crossing the same, also the right to enter upon the said property for the constructing, erecting and maintaining on and around the four and side boundary lines of said plots, poles, wires and underground or surface conduits or pipes necessary to grade or furnish on said plots or on any other plots hereafter, now or hereafter owned by said Greenwich Gardens, Inc., electric current or telephone service, and also for the purpose of installing, inspecting, altering, repairing or removing said conduits, poles, wires or wires; and the said seller reserves the right to dedicate said streets, avenues, roads and drives or any of them or portions of them to the Township of Greenwich.

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

AND ALSO, it the said grantor does for itself its successors and assigns, covenant with the said Grantee its successors and assigns, that at and until the canceling of these presents, it 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, SUBJECT to restrictions imposed by any municipal zoning ordinance or regulation of the Town of Greenwich.

Subject to rights of others to brooks and streams flowing through the property.

SUBJECT to an existing mortgage made by Greenwich Gardens, Inc. to the Putnam Trust Company of Greenwich, as Trustees for Florence G. Chaumet, dated May 16th, 1895, and recorded May 18th, 1895, in the Greenwich Land Records in Book 218 at page 136.

AND FURTHERMORE, it the said Grantor does by these presents bind itself and its successors forever to WAIVE AND RESERVE the above granted and bargained premises to it the said Grantee its successors and assigns, against all claims and demands whatsoever.

This deed is given and accepted upon the covenant and condition on the part of the Grantee, and the heirs, executors and assigns of the Grantee, that no building other than a dwelling house and the usual outbuildings shall be erected upon the above described premises, and that no building shall be erected on a smaller plot than is shown on the aforesaid map, and that those covenants shall run with the land hereby conveyed, but shall not apply to plots fronting on Boston Post Road, Sound Beach Avenue or Boulder Road.

The foregoing restrictions shall not be construed however to obligate the Grantor to similarly restrict other plots, defined on Map on file as No. 1029 in the office of the Town Clerk of Greenwich, heretofore or now owned by the Grantor.

IN WITNESS WHEREOF, it GRENVICH GARDENS, INC., by its President as aforesaid, has hereunto set its corporate name and seal this 6th day of November, A. D. 1905.

SENDER, SEALER AND DELIVERED
IN PRESENCE OF
BOOK 271 MISCELLANEOUS

Fay R. Fox

EDWARD H. DAVIS

GREENWICH GARDENS, INC.

By Charles S. Aronstein (Seal)

President

STATE OF NEW YORK

COUNTY OF NEW YORK

CITY OF NEW YORK

November 6th, A.D. 1929.

Personally appeared GREENWICH GARDENS, INC., by CHARLES S. ARONSTEIN its President as aforesaid signer and sealor of the foregoing instrument, and he duly acknowledged the same to be his free act and deed, and the free act and deed of said corporation, before me.

Edward H. Davis, Notary Public,

State of New York

County of New York

No. 51095 Series B.

1. THOMAS W. PARLEY, Clerk of the County of New York, and also Clerk of the Supreme Court for the aforesaid County, the same being a Court of Record, having a seal, do HEREBY CERTIFY, that Edward H. Davis whose name is subscribed to the deposition or certificate of the proof or acknowledgment of the aforesaid instrument, and thereon written, was, at the time of taking such deposition, or proof and acknowledgment, a Notary Public in and for such County, duly commissioned and sworn, and authorized by the laws of said State, to take depositions and to administer oaths to be used in any Court of said State and for general purposes, and also to take acknowledgments and proofs of deeds, of conveyances for land, tenements or hereditaments in said State of New York. And further, that I am well acquainted with the handwriting of such Notary Public, and verily believe that the signature to said deposition or certificate of proof or acknowledgment is genuine.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of the said Court and County, the 15th day of Nov., 1929.

(Seal)

Thomas W. Parley, Clerk.

Received for Record Nov. 18, 1929 at 12:30 P.M. and recorded by:-

Town Clerk.

State of Connecticut.

County of Fairfield A.S. Greenwich, November the 18th, 1929.

THIS MAY CERTIFY, that I have this day by virtue of a writ of attachment issued by David Goldstein, a Commissioner of the Superior Court to me directed and delivered, returnable to the Court of Common Pleas, to be held at Bridgeport, within and for the County of Fairfield, the first Tuesday of November, A.D. 1929, in favor of C. J. Fisher, of the City of Norwalk, County of Fairfield, and S. D. Jones, of Fairfield and State of Connecticut, and Margarette Hevosag of said Town of Greenwich, and in which write Five-Hundred-($500.00) Dollardollars, and costs of suit are claimed, made an attachment of all the right, title and interest of said Defendants Margarette Hevosag, and John A. Tuckberry, in and to all those certain pieces, tracts or parcels of land with all the buildings and improvements thereon, lying in said Town of Greenwich, and bounded and described as follows, to wit:

On the north by New York, New Haven & Hartford Rail Road Co. on the west by land...
SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

FRANCIS LUDLUM WILSON

(L.S.)

DEC. 1ST, A.D. 1928.

(ROTARY SEAL)

STATE OF NEW YORK
COUNTY OF NEW YORK

I, DANIEL E. PINS, CLERK OF THE COUNTY OF NEW YORK, AND ALSO CLERK OF THE SUPREME COURT
IN AND FOR SAID COUNTY, DO HEREBY CERTIFY, THAT SAID COURT IS A COURT OF RECORD HAVING
BY LAW A SEAL, THAT BERtha E. ROssER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING DOCUMENT OR
PROOF OF ACKNOWLEDGMENT OF THE FOREGOING INSTRUMENT WAS AT THE TIME OF TAKING THE SAID
ROTARY SEAL ACTING IN AND FOR SAID COUNTY, HAVING ANNEXED SAME AND SWORN, AND QUALIFIED
TO ACT AS SUCH, THAT HE HAS FILED IN THE CLERK'S OFFICE OF THE COUNTY OF NEW YORK A CERTIFIE
DOCUMENT OF HIS APPOINTMENT AND QUALIFICATION AS CLERK OF THE COUNTY OF NEW YORK
WITH AN AUTOGRAPH SIGNATURE, AND AS SUCH MAY Be AUTHORIZED BY THE LAW OF THE STATE OF NEW YORK TO
PROTEST NOTES, OR TO TAKE AND CERTIFY DEEDS, OR TO ADJUDGE, WRITING IN ORAL OR WRITTEN
INSTRUMENTS FOR LANDS, ESTATES, AND BANDS, TO BE READ IN EVIDENCE OR RECORDED IN THIS STATE, AND
FURTHER, THAT I AM FULLY ACQUAINTED WITH THE HANDWRITING OF SAID CLERK AND KNOW THE
SIGNATURE OF WHICH TO SUCH PROOF OR ACKNOWLEDGMENT IS GENUINE.

IN THE PRESENCE OF, I HAVE HEREBY SET MY HAND AND AFFIXED THE SEAL OF SAID COURT AT
THE CITY OF NEW YORK, IN THE COUNTY OF NEW YORK, THIS 1ST DAY OF DEC., 1928.

Received for Record Dec. 1, 1928 at 4:45 P.M. and recorded No. 737.

TO ALL WHOM IT MAY CONCERN

BOOK 299 MISCELLANEID

TOGETHER with all the rights, privileges and benefits in said mortgage deed.
The time limited for redemption in said judgment of Foreclosure has passed and the title to said premises became absolute in the said ARTHUR G. CHILD on the 2nd day of December 1932.
Dated at Greenwich, Connecticut this 2nd day of December 1932.

ARTHUR G. CHILD
Brush and Harmon
His Attorneys

Received for Record Dec. 2, 1932 at 4:59 P.M. and recorded by:

STATE OF CONNECTICUT
DISTRICT OF STANFORD

SS. COURT OF PROBATE

December 1, 1931.

This certificate, that Felix Soko, who at the time of his death was the owner of a mortgage upon real estate situated in this state, last lived in said Stanford, died on the 28th day of June, 1931, leaving a will; and that the undersigned has duly qualified as executor of the will of said deceased.

FRANK E. JENKINS, Executor.

Received for Record Dec. 3, 1932 at 9:00 A.M. and recorded by:

FRANK E. JENKINS, an Executor of the will of FELIX SOKO, late of STAMFORD, CONNECTICUT, deceased, Plaintiff

vs.
FRANK MACIEJEWSKI, Defendant

RECEIPE OF LIFE PENDING

THIS IS TO CERTIFY that Notice of the Fiancette of the above entitled action, which notice is dated November 23rd, 1932 and recorded in the Public Land records of the town of Greenwich in the County of Fairfield and State of Connecticut in Book 299 at page 256 is hereby released and discharged.

THE PLAINTIFF,
By Frank X. Burke,
His Attorney.

Received for Record Dec. 3, 1932 at 9:01 A.M. and recorded by:

However the words Lessor or Lessee appear in this document, the words Sub-Lessor and Sub-Lessee respectively are intended.

25 Arques Rd. Old Greenwich, Ct. SUB-LEASE.

AGREEMENT dated the 1st day of September, 1932, by and between HOBART F. NELSON, 25 Arques Road, Old Greenwich, Ct. (Lessor) and THE HOTEL COMPANY, a corporation of Delaware, having a place of business at 135 East 42nd Street, New York, N. Y. (Lessee).

(1) Premises Leased. Lessor hereby leases unto Lessee a tract of land, with the improvements thereon, in the town of Greenwich (Old Greenwich), County of Fairfield State of Connecticut, described as follows:

35 Arques Road, Old Greenwich, Conn. being the intention of the party to include in this lease the property of Lessor at or adjacent to the above address.

(2) Term. TO HAVE AND TO HOLD for the term of one year and six months from and after the
Know all Men by these Presents, That I, ARTHUR O. CHILD, of the Town of Greenwich, County of Fairfield and State of Connecticut,

for the consideration of One (1) Dollar and other valuable considerations, received by me, as full satisfaction of ANGELINA P. FINITI, JOSEPH PERNA and JAMES F. PERNA, all of the said Town of Greenwich, County and State aforesaid,

do by these Presentes, release, release, and forever quit Claim unto the said ANGELINA P. FINITI, JOSEPH PERNA and JAMES F. PERNA,

all right, title, interest, claim, and demand, whatsoever, which I the said Releases have or ought to have in or to ALL THOSE certain lots, pieces or parcels of land situate in the Town of Greenwich, County of Fairfield and State of Connecticut, known and designated as Lots Nos. 272, 273, 277, 278 and 279 on a certain map entitled "Map of Greenwich Gardens, Inc., Sound Beach Township of Greenwich, Connecticut, owned by Greenwich Gardens, Inc. 120 Broadway, New York City" made by Karp & Maltz, Civil Engineers and Surveyors, Manhattan, N. Y. July 1926 and on file in the Town Clerk's office of said Greenwich and therein numbered 1028.

To have and to hold the premises, with all the appurtenances, unto the said Releases, their successors and assigns forever, as that neither I the said Releases nor any successor or assigns of either of us shall ever hereafter have any claim, right, or title in or to the premises, or any part thereof, but that I and they are by these presents forever barred and excluded.

In Witness Whereof, I have heretounto set my hand and seal this 2nd day of December, in the year of our Lord one thousand nine hundred and thirty-two.

Signed, sealed and delivered, in presence of

Arthur O. Child  [L. S.]

J. Gerald Hansen

Robert L. Chabanéilain

STATE OF CONNECTICUT,
County of FAIRFIELD

December 2, A.D., 1932.

Personally appeared, ARTHUR O. CHILD, of the foregoing instrument, and acknowledged the same to be his free act and deed before me.

Recorded Dec. 2, 1932.

[Signature]

Henry Patey.
Know all Men by these Presents, that I, ANGELINA P. FLORITO, wife of
Frank Florito, 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,
received by my full satisfaction of JAMES P. PEDNA and JOSEPH PEDNA of said Town of Greenwich,

do by these Presents, release, release, and forever Quit Claim unto the said JAMES P. PEDNA and JOSEPH PEDNA, their heirs and assigns forever, all right, title, interest, claim, and demand, whatever, IN HERESIES I the said Releaser have or ought to have in or to an undivided one-third interest in and to all those certain lots, pieces or parcels of land situate in the Town of Greenwich, County of Fairfield and State of Connecticut, known and designated as Lots Nos. 272, 273, 277, 278 and 279 on a certain map entitled 'Map of Greenwich Gardens, Inc., Sound Beach, Township of Greenwich, Connecticut, owned by Greenwich Gardens, Inc., 220 Broadway, New York,' made by Ears & Earle, Civil Engineers and Surveyors, Manhattan, N.Y., July 1925, and on file in the Town Clerk's Office of said Greenwich and therein numbered 10:39.

Being the same premises conveyed to the Releasers and Angelina P. Florito by Arthur G. Child by Quit Claim Deed dated December 2nd, 1932 and recorded in the Greenwich Land Records in Book 284 at page 494.

To have and to hold the premises, with all the appurtenances, unto the said Releasers, their heirs and assigns forever, or that neither I the said Releaser nor my heirs, nor assigns under me or them, shall hereafter have any claim, right, or title to or in or to the premises, or any part thereof, but therefrom I am and they are by these presents forever forever barred and excluded.

In Witness Whereof, I have hereunto set my hand and seal this 8th day of August, A.D. 1935.

[Signature]

Angelina P. Florito

[Signature]

Archibald H. Tunick

Carrie T. Krugland

STATE OF CONNECTICUT,

County of Fairfield

August 8th, A.D. 1935

Personally appeared, ANGELINA P. FLORITO,

Signer and Sealer

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

[Signature]

Archibald H. Tunick

Commissioner of the Superior Court

For Fairfield County.
BOOK 404 MISCELLANEOUS

he duly acknowledged that he had executed the same, before me.

(Notary Seal)

Carrie Davis, Notary Public
Westchester County

STATE OF NEW YORK

COUNTY OF WESTCHESTER

I, ROBERT J. FIELD, Clerk of the County of Westchester, and also Clerk of the Supreme and County Court in and for the said County, the same being the Court of Record, do HEREBY CERTIFY that Carrie Davis whose name is subscribed to the deposition or certificate of the Proof or acknowledgment of the annexed instrument, and the same written, was at the time of taking such deposition or proof and acknowledgment, a Notary Public in and for such County, duly commissioned and sworn, and authorized by the laws of said State to take depositions and to administer oaths to be used in any Court of said State and for general purposes and also to take acknowledgments and proofs of deeds, conveyances of land, teneaments or hereditaments in said State of New York. And further, that I am well acquainted with the handwriting of such Notary Public and have compared the signature of such officer upon the original certificate with a specimen of his signature filed in the office of the Clerk of said County pursuant to law, and certify that the signature to said deposition or certificate of proof or acknowledgment is genuine.

No seal required by the laws of the State of New York.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of the said County and County, the 20 day of November, 1946.

[Seal]

Robert J. Field, Clerk

Received for Record Nov. 20, 1946 at 11:05 A.M. and recorded by:

Town Clerk

THE UNDERSIGNED, a majority of the Directors of the Belle Haven Land Company, a Connecticut corporation located in Greenwich, Connecticut, do hereby consent that Elizabeth Maher, Dorothy Maher and James B. Maher, all of said Greenwich, may subdivide those portions of Lots 821 and 822 on a certain map entitled "Map of Belle Haven in the Town of Greenwich, Fairfield County, Connecticut," made by B. S. Glueck, Topographical Engineer, and now on file in the office of the Town Clerk in said Town of Greenwich, which said portions comprise the approximate southwestern two feet of said Lot 821 and the approximate southerly two feet of said Lot 822, and which consent hereby given shall permit the said Elizabeth Maher, Dorothy Maher and James B. Maher to subdivide said described premises so that the same may become a part of any subdivision which said Elizabeth Maher, Dorothy Maher and James B. Maher may make in respect to their remaining premises abutting on May Avenue and Field Point Road, Greenwich, Conn. This consent shall enure to the said Elizabeth Maher, Dorothy Maher and James B. Maher and their heirs and assigns.

Dated at Greenwich this 14th day of November, A.D. 1946.

W. A. Ferguson

J. E. Stratton

A majority of the Directors of the Belle Haven Land Company

Received for Record Nov. 20, 1946 at 11:05 A.M. and recorded by:

Town Clerk

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

KNOW YE that THE LITTLE EMPIRE CORPORATION, a corporation organized under the laws of the State of New York, and located in the City and State of New York, acting herein by Geo. W. Moore, its President hereunto duly authorized, for the consideration of One Dollar ($1.00)
BOOK 404 MISCELLANEOUS

and other valuable considerations received to its full satisfaction. LOUIS J. BAFFANO of South Orange, New Jersey, DON'T DEED AND COMMIT unto the said LOUIS J. BAFFANO,
All those three certain lots, pieces or parcels of land located in the town of Greenwich, County of Fairfield and State of Connecticut, shown and designated as Lots Nos. 240, 226
by Carl A. Holst, Civil Engineers and Surveyors, Danbury, Connecticut, New York, July, 1925, and on
file in the Town Clerk's Office of said Greenwich and therein numbered 1030.

BEING a portion of the premises conveyed to the Grantor by Greenwich Gardens, Inc. by Deed
dated November 6, 1929 and recorded in the Land Records of said Town of Greenwich in Book
271 at page 401, and together with all the rights, privileges and benefits, but subject,
evertheless, to the reservations, restrictive covenants and agreements; and brooks and streams
rightsofwhich are set forth or referred herein.

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

IN WITNESS WHEREOF, THE LITTLE EUPHRON CORPORATION has hereto set its hand and affixed its
signature and seal this 15th day of October A.D. 1940.

Signed, Sealed and Delivered

in the presence of:

Getta, Estate

THE LITTLE EUPHRON CORPORATION ( Seal)

By Geo. W. Berens

Its President

STATES OF NEW YORK

STATE OF NEW YORK

CITY OF NEW YORK

For

October 15, A.D. 1940

Personally appeared THE LITTLE EUPHRON CORPORATION, by Geo. W. Berens its president, as afore-
said, signer and sealer of the foregoing instrument, and acknowledged the same to be his
free act and deed, and the free act and deed of said THE LITTLE EUPHRON CORPORATION, before

me,

by

[Notary Seal]

STATES OF NEW YORK

CITY OF NEW YORK

For

No. 51941

1, ARCHIBALD R. JACOBS, County Clerk and Clerk of the Supreme Court, New York County, the
same being a Court of Record having by law a seal, TO ORNERY CERTIFY that Elizabeth A. Reid
whose name is subscribed to the annexed deposition, certificate of acknowledgment or proof,
was at the time of taking the same a NOTARY PUBLIC acting in and for said County, duly com-
missioned and sworn, and qualified to act as such that he has filed in the Clerk's office
of the County of New York a certificate of his appointment and qualification as a Notary
Public for the county of Kings with his autograph signatures; that or such Notary Public he
was duly authorized by the laws of the State of New York to protest notes, to take and certify
depositions, to administer oaths and affirmations, to take affidavits and certify the acknow-
ledgment or proof of deeds and other written instruments for lands, tenements and heredita-
maments, to be read in evidence or recorded in this State. And further, that I am well acquainted
with the handwriting of such Notary Public, or have compared the signature of such officer
with his autograph signature filled in my office, and believe that the signature to said
seals was genuine.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 16 day of

Oct., 1940.

As paid 30s

[Notary Seal]

ARCHIBALD R. JACOBS, County Clerk and Clerk

SUPREME COURT, NEW YORK CITY.
BOOK 404 MISCELLANEOUS

TO: NO. 592751

PLEA OF THE STATE OF NEW YORK

To all to whom these presents shall come, you are hereby notified:

EXOR YR, That we, having inspected the records of our Court of Surrogate, do find that on the 20th day of November in the year one thousand nine hundred and sixty-two, by said Court, Letters Testamentary on the estate of Frederick Zittel, late of the County of New York, deceased, were granted to Frank H. Zittel and Edwin H. Zittel, each of the City of New York, N.Y., the Executors named in the last Will and Testament of said deceased, and that it does not appear by said records that said letters have been revoked.

In testimony whereof, we have caused the Seal of the Surrogate's Court of the County of New York to be hereunto affixed.

Witneses: Honorable James A. Delahanty, a Surrogate of the said County, in the City of New York, the 3rd day of December in the year of our Lord one thousand nine hundred and sixty-two.

(Signature)

George W. Clark, Clerk of the Surrogate's Court

Received for Record Nov. 20, 1945 at 4:28 P.M. and recorded by:

............................................................

Town Clerk

KNOW ALL MEN BY THESE PRESENTS, THAT WE, EDWIN R. ZITTEL and FRANK H. ZITTEL, of the Town of Greenwich, County of Fairfield and State of Connecticut, as Executors under the last Will and Testament of Frederick Zittel, late of the City, County and State of New York, deceased, and HATTIE B. ZITTEL, of the said Town of Greenwich, do hereby release and discharge a certain mortgage from RICHARD C. WENT to EDWIN R. ZITTEL and FRANK H. ZITTEL, as Executors aforesaid, for the sum of EIGHTY THOUSAND ($80,000.00) DOLLARS, dated November 30, 1922, and recorded in the Greenwich Land Records in Book 260 at Page 458, the same having been fully paid and satisfied.

A Forty Thousand ($40,000.00)-Dollars interest-in said mortgage, then reduced to the principal sum of Fifty-Five Thousand ($55,000.00) Dollars, was assigned to Hattie B. Zittel by the aforesaid Executors by quitclaim deed dated March 13, 1951, and recorded in the Greenwich Land Records in Book 287 at Page 236.
BOOK 400 WARRANTEE DEED.

To all People to whom these Presents shall come, Greeting: —

KNOW YE THAT WE, JAMES P. FERNA and JOSEPH E. FERNA, both 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 our full satisfaction of LOUISE P. BRUSCA of the Town of Greenwich, County and State aforesaid,

Do give, grant, bargain, sell and convey unto the said LOUISE P. BRUSCA ALL that certain tract, piece or parcel of land known and designated as Lot 270 on a certain map entitled, "Map of Greenwich Gardens Inc. Sound Beach, Township of Greenwich, Conn. Owned by Greenwich Gardens, Inc. 120 Broadway, New York City" made by Kepp & Helte, Civil Engineers and Surveyors, Naranowic, New York, July 1928, now on file in the office of the Town Clerk of said Town of Greenwich, and therein numbered 1939.

The premises are conveyed subject to the following:

2. A Grant to The Connecticut Light and Power Company described in a certain deed dated August 20, 1928, and recorded in Book 219 at Page 429.
3. A Grant to The Greenwich Water Company described in a certain deed, dated August 11, 1925 and recorded in Book 219 at Page 226.
4. Taxes on the 1st of June 1, 1945, due and payable in January and July, 1946.

We have and to both the above granted and bargained premises, with their appurtenances thereforeunto hereto the said grantee bar heirs and assigns forever to her and their own proper use and benefit. And also we, the said grantors, do for ourselves, our heirs, executors, and administrators, and assigns, covenant with the said grantee bar heirs and assigns, that as and until the cancellation of these presents, we are well seized of the premises as a good indefeasible estate in fee 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 encumbrances whatsoever, except as aforesaid, and assigns.

And Furthermore, we, the said grantors, by these presents, bind ourselves and our heirs forever to warrant and defend the above granted and bargained premises to the said grantee bar heirs and assigns, against all claims and demands whatsoever, except as aforesaid.

In Witness Whereof, we have hereunto set our hands and seals this 20th day of February in the year of our Lord nineteen hundred and Forty-six.

(Signed) Karlota June
Rocco Perna

STATE OF CONNECTICUT,
County of FAIRFIELD

By: Greenwich,
February 20, A.D. 1946

Personally appeared, JAMES P. FERNA and JOSEPH E. FERNA, Signers and Sealers of the foregoing instrument, and acknowledged the same to be their free act and deed before me.

Seal of the Superior Court for Fairfield County.

Rocco Perna, Commissioner of the Superior Court for Fairfield County.

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

Know Ye, That I, LOUISE P. BRUSCA, 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 VINCENT E. MIGLIANO and BERTHA MIGLIANO, husband and wife, both of the aforesaid Town of Greenwich, County and State aforesaid,

Do give, grant, bargain, sell and convey unto the aforesaid VINCENT E. MIGLIANO and BERTHA MIGLIANO, and unto the survivor of them, and unto such survivor's heirs and assigns forever:

All that certain tract, piece or parcel of land, known and designated as Lot 270, on a certain map entitled "Map of Greenwich Gardens, Inc. Sound Beach, Township of Greenwich, Conn. Owned by Greenwich Gardens, Inc. 130 Broadway, New York City" made by Rapp & Holte, Civil Engineers and Surveyors, Nanuet, New York, July 1925, now on file in the office of the Town Clerk of said Town of Greenwich, and therein numbered 109.

The said premises are conveyed subject to:

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


3. A Grant to The Connecticut Light and Power Company described in a certain deed dated August 30, 1925, and recorded in Book 219 at Page 564.

4. A Grant to The Greenwich Water Company described in a certain deed, dated August 11, 1925, and recorded in Book 219 at Page 564.

5. Town Taxes on the List of June 1, 1949, due and payable in January and July 1950.

To have and to hold the above granted and bargained premises, with the privileges and appurtenances thereof unto them the said grantee, and unto the survivor of them, and unto such survivor's heirs and assigns forever to them and their own proper use and benefit. And also I the said grantor do for myself my heirs, executors, administrators, and assigns, covenant with the said grantee and with the survivor of them, and with such survivor's heirs and assigns, that at and until the ending of three years, I am well aware of the premises, as a good and indefeasible estate in fee simple; and have good right to convey and will convey in manner and form as is above written; and that the same is free from all incumbrances whatsoever, except as aforesaid.

And Furthermore, I the said grantor do, by these presents, bind myself, my heirs, executors, administrators, and assigns, to warrant and defend the above granted and bargained premises to the said grantee and to the survivor of them and to such survivor's heirs and assigns, against all claims and demands whatsoever, except as aforesaid.

In Witness Whereof, I have hereunto set my hand and seal this 22nd day of June, in the year of our Lord nineteen hundred and forty-nine.

Signed, sealed and delivered, in presence of

Salvatore L. Brusca
Augusta Brusca

LOUISE P. BRUSCA [L.S.]

STATE OF CONNECTICUT,
COUNTY OF FAIRFIELD,
said: GREENWICH, June 22, A.D. 1949.

Personally appeared, LOUISE P. BRUSCA, Signer and Sealer

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

Received for Record, June 22, 1949
at 9 H. 10 M. P.M., and recorded by

Benedict P. Pette, Commissioner of the Superior Court

I hereby certify that the foregoing instrument is in full force and effect.

This instrument consists of 8 leaves, 55/100 inches in width and 19/100 inches in height, and is enclosed in a blue envelope.

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

Know Ye, That IGNAZ, P. MILLARO, 229 Elmwood Terrace, in the City of South Orange, County of Essex and State of New Jersey,

for the consideration of $50.00, to-wit, cash, and other goods and valuable consideration,

received to my full satisfaction of VINCENT L. MILLARO, of the Town of Greendale, County of Fairfield and State of Connecticut,

do give, grant, bargain, sell and convey unto the said VINCENT L. MILLARO,

all that certain tract, piece or parcel of land situated at Old Greendale, known and designated as Lot 420 on a certain survey entitled "Map of Greendale Gardens, Inc. 23rd & 24th St. New Jersey" recorded by reputable surveyor on file in the Office of the Town Clerk of said Town of Greendale, and therein numbered 1979.

Together with all right, title and interest of the grantor in and to the highway, adjoining and in front of the premises described herein.

Being a portion of the same premises conveyed to the grantee herein by the Little Empire Corporation by a certain deed dated October 15, 1973 and recorded in Book 422 at Page 47 of the Greendale Land Records and transfer with all rights, privileges, and benefits thereunto subject, notwithstanding any reservations, restrictions, covenants and agreements set forth herein or referred hereunto.

The premises aforesaid subject to:

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

2. From the date of June 1, 1973, the said parcel, herein aforesaid, January 1, 1974.

3. All other unpaid taxes and assessments, if any, accrued and unpaid.
To Have and to Hold the above granted and bargained premises, with the
appurtenances thereof, unto him, the said grantee, his heirs,
and assigns forever, to him and their own proper use and benefited.

And also, I, the said grantor, do for myself, my heirs,
executors, administrators, and assigns, covenant with the said grantee, his
heirs and assigns, that at and until the wearing of these presents,
I will sell and perform the premises, as a good indestructible estate in Fee Simple;
and I hereby reserve to myself and the said grantee, his heirs and assigns,
and the heirs and assigns of the above mentioned, the right to covenant with
the said grantee, his heirs and assigns, against all claims and
demands 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
the said grantee, his heirs and assigns, against all claims and
demands whatsoever, except as hereinbefore mentioned.

Grantor's liability on the covenants and warranties herein made
is limited to the consideration paid hereunder.

$1,65

In Witness Whereof, I have hereunto set my

hand and seal this fifth day of January, in the year of our Lord
nineteen hundred and fifty-six.

Signed, Sealed and Delivered in presence of

[Signature]

State of NEW YORK

County of NEW YORK

January 5th, A.D. 1954

Personally Appeared

LOUIS J. BARRETT

County Clerk's certificate of authority of officer taking
acknowledgment was attached to original instrument.

Signor and Sealer of the foregoing Instrument, and acknowledged the same to be his
free act and deed

before me.

[Signature]

Commissioner of the Superior Court

Recorded in the Office of the

Deputy Clerk

Recorded for Recordation: Jan. 9, 1955
To all People to Whom these Presents shall Come, Greeting:

Know Ye, That I, VINCENT A. NIGLINO, 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 consideration,

received to my full satisfaction of ROCCO R. P. FERNA, of the Town of
Greenwich, County and State as aforesaid,

do hereby release, assign, and forever QUIT CLAIM unto the said ROCCO R. P. FERNA,
his

heirs 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,
situated at Old Greenwich, known and designated as Lot 280 on
a certain map entitled "Map of Greenwich Gardens, Inc., 120
Broadway, New York City", made by Ramp & Holke, Civil
Engineers and Surveyors, Mamaroneck, New York, July, 1925, now
on file in the Office of the Town Clerk of said Town of
Greenwich, and therein numbered 1039.

Together with all right, title and interest of the
grantor in and to the highway adjoining and in front of the
premises described herein.

Being the same premises conveyed to the grantor herein
by Louis J. Barbano by Warranty Deed dated January 5, 1936
and recorded in Book 350 at page 325 of the Greenwich Land
Records and together with all rights, privileges and benefits
but subject, nevertheless, to reservations, restrictive
covenants and agreements set forth therein or referred thereto.
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 therefrom I am and they are by these presents forever barred and excluded.

The consideration herein is less than $100.00

In Witness Whereof, I have hereto set my hand and seal
this 12th day of April, A.D. 1958.

Signed, Sealed and Delivered in presence of

[Signature]

State of Connecticut,
County of Fairfield

Personally Appeared VINCENT E. MIGLIANO,

Sworn to and subscribed before me.

[Signature]
To all People to Whom these Presents shall Come, Greeting:

Know Ye, that I, ROCCO R. P. PERNA, of the Town of Greenwich, County of Fairfield and State of Connecticut,

for the consideration of ONE ($1.00) DOLLAR and other valuable consideration,

received to my full satisfaction of VINCENT E. MIGLIANO and BERTHA B. MIGLIANO, husband and wife, both of the Town of Greenwich, County and State as aforesaid,

I, do remise, release, and forever QUIT-CLAIM unto the said VINCENT E. MIGLIANO and BERTHA B. MIGLIANO, husband and wife, and unto the survivor of them and to the heirs and assigns of such survivor,

further, all the right, title, interest, claim and demand whatsoever as the said releasor, have or ought to have in or to:

All that certain tract, piece or parcel of land, situated at Old Greenwich, known and designated as Lot 280 on a certain map entitled "Map of Greenwich Gardens, Inc. 120 Broadway, New York City", made by Kamo & Molte, Civil Engineers and Surveyors, Mamaroneck, New York, July, 1925, now on file in the office of the Town Clerk of said Town of Greenwich, and therein numbered 1039,

Together with all right, title and interest of the grantor in and to the highway adjoining and in front of the premises described herein.

Being the same premises conveyed to the grantor herein by Vincent E. Migliano by Quit-Claim Deed of even date herewith and together with all rights, privileges and benefits, but subject, nevertheless, to reservations, restrictive covenants and agreements set forth therein or referred thereto.
To Have and to Hold the premises, with all the appurtenances, unto the said
Heineman, and to the survivor of them and to such survivor's
heirs and assigns forever, so that neither I, the
Heineman, 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 these presents forever barred and excluded.
The Consideration herein is less than $100.00.

In Witness Whereof, I have hereunto set my hand and seal
this 12th
day of April, A.D. 1858.

Signed, Sealed and Delivered in presence of

State of Connecticut, as Greenwich,
County of Fairfield

Personally Appeared ROCCO R. FERNA,
Signer and Sealer of the foregoing Instrument, and acknowledged the same to be his
free act and deed

before me.

[Signature]

CERTIFICATE AS TO REAL ESTATE

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

This is to Certify that Benjamin H. McKee
of the town of Greenwich, in said District, died on the 1st
day of April 1858, at said Greenwich, New York, that
said deceased was the owner of

real estate located in the said Town of Greenwich,

and that said deceased left a will.

Greenwich, Connecticut, April 17, 1858

Certified by

City Bank Farmers Trust
Company

[Signature]

[Signature]

[Signature]
To all People to Whom these Presents shall Come, Greeting:

Know Ye, That I, VINCENT E. MIGLIANO, JR., also known as VINCENT E. MIGLIANO, of 22 Sound Beach Avenue, at Old Greenwich, so-called, in the Town of Greenwich, County of Fairfield and State of Connecticut,

for the consideration of ONE ($1.00) DOLLAR and other good and valuable consideration,

received to my full satisfaction of my wife, BERTHA B. MIGLIANO, also known as BERTHA B. MIGLIANO, of 22 Sound Beach Avenue, at Old Greenwich, so-called, in the Town of Greenwich, County and State as aforesaid,

do give, grant, bargain, sell and convey unto the said BERTHA B. MIGLIANO,

All those certain tracts, pieces, or parcels of land, with the buildings and improvements thereon, known and designated as Lots 279 and 280 on a certain map entitled "MAP OF GREENWICH GARDENS, INC., 120 BROADWAY, NEW YORK CITY," made by KEMP & HOLTZ, Civil Engineers and Surveyors, Harrison, New York, July, 1925, now on file in the Office of the Town Clerk of said Town of Greenwich, and therein numbered 1039.

Together with all right, title and interest of the Grantor in and to the highway adjoining and in front of the premises described herein.

Being the same premises conveyed to the Grantor herein and the Grantee herein by two certain deeds, the first deed dated June 29, 1949 and recorded in Book 435 at Page 261 of the Greenwich Land Records and the second deed dated April 12, 1958 and recorded in Book 594 at Page 47 of the Greenwich Land Records, and together with all rights, privileges and benefits, but, subject, nevertheless, to reservations, restrictive covenants and agreements set forth therein or referred there- to described in said deeds.

No Conveyance Tax collected

[Signature]

Town Clerk of Greenwich
To Have and to Hold the above granted and bargained premises, with the
appurtenances thereof, unto her, the said grantee, her
heirs, and assigns forever, to her and their own proper use and behoof.

And also, I, the said grantor, do for myself, my heirs, executors and administrators, covenant with the said grantee, her
heirs and assigns, that at and until the eneacting of these presents, I am
well seized of the premises, as a good indefeasible estate in FEE SIMPLE;
and havegood 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 men-
tioned.

And Furthermore, I, the said grantor, do by these presents
bind myself and my heirs, executors and administrators 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 13th day of March in the year of our Lord
nineteen hundred and seventy-two.

Signed, sealed and Delivered in presence of

Rocco R. F. Perna

Vincent E. Migliano, Jr.

Virginia F. Judge

State of Connecticut,
County of FAIRFIELD
On this the 13th day of March, 1972, before me,
ROCCO R. F. Perna, the undersigned officer, personally appeared,
known to me (as satisfactorily proven) to be the person
whose name is subscribed to the within instrument, and acknowledged that he
executed the same for the purposes therein contained.

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

Rocco R. F. Perna
Notary Public
QUIT-CLAIM DEED

KNOW YE, BERTHA B. MIGLIANO, (hereinafter designated as the "Releasor"), for no consideration received to Relesor's full satisfaction from THOMAS MIGLIANO, (hereinafter designated as the "Relessee"), does by these presents remise, release, and forever Quit-Claim unto the Relessee and to the Relessee's heirs, successors and assigns forever, all the right, title, interest, claim, and demand whatsoever as the Releasor has or ought to have in or to all that certain real estate, (hereinafter designated "Premises"), more particularly described in Schedule A attached hereto and made a part hereof.

SUBJECT, however, to the Releasor's reservation unto herself of a life estate in said property hereby remised for her life.

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

In all references herein to any parties, persons, entities, or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number, as the text of the within instrument may require.

IN WITNESS WHEREOF, the Releasor has signed this instrument or, if a corporation, has caused these presents to be signed by its corporate officer and its corporate seal to be affixed hereto, this 11th day of December, 2008.

Signed, Sealed, and Delivered in the Presence of:

[Signatures]

BERTHA B. MIGLIANO

STATE OF CONNECTICUT )
ss. Stamford December 11 , 2008
COUNTY OF FAIRFIELD )

Personally appeared BERTHA B. MIGLIANO, signer and sealer of the foregoing instrument, and acknowledged same to be her free act and deed, before me.

RICHARD S. FISHER
Commissioner of Superior Court

$ Conveyance Tax Received

Town Clerk of Greenwich

$ Conveyance Tax Received

Town Clerk of Greenwich

NO

NO STATE
SCHEDULE A

All those certain tracts, pieces or parcels of land, with the buildings and improvements thereon, known and designated as Lots 279 and 280 on a certain map entitled "MAP of GREENWICH GARDENS, INC. 120 BROADWAY, NEW YORK CITY", made by Kamp & Nolte, Civil Engineers and Surveyors, Mamaroneck, New York, July 1925, now on file in the Office of the Town Clerk of said Town of Greenwich and therein numbered 1039.

Together with all right, title and interest of the Grantor in and to the highway adjoining and in front of the premises described herein.
WARRANTY DEED - STATUTORY FORM

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME, KNOW YE THAT Thomas Migliano of 10 Pond Place, Cos Cob, CT 06807, for consideration of EIGHT HUNDRED TEN THOUSAND & 00/100 DOLLARS ($810,000.00), grants to Mena Liu of 108 Puinam Park, Greenwich, CT 06830, with WARRANTY COVENANTS, all that certain real property known as 22 Sound Beach Avenue, Greenwich, CT 06870, being more particularly described as:

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, known and designated as Lots 279 and 280 on a certain map entitled "MAP OF GREENWICH GARDENS, INC. 120 BROADWAY, NEW YORK CITY" made by Kamp & Nolte, Civil Engineers and Surveyors, Mamaroneck, New York, July 1925, now on file in the Office of the Town Clerk of said Town of Greenwich and therein numbered 1939.

Together with all right, title and Interest of the Grantor in and to the highway adjoining and in front of the premises described herein.

Said Premises are conveyed subject to:

1. Any and all provisions of any municipal, ordinance or regulation or public or private law with special reference to the provisions of any zoning regulations and regulations governing the said Premises

2. Real property taxes on the current Grand List and any municipal liens or assessments becoming due and payable on or after the delivery of this Deed


5. Reservations, restrictions, covenants and agreements described in a Warranty Deed from Greenwich Gardens, Inc., to Joseph S. Chiappetta, et al., dated August 11, 1925, and recorded in Book 219 at Page 426 of the Greenwich Land Records (Lot 279)

6. Reservations, restrictions, covenants and agreements described in a Warranty Deed from Greenwich Gardens, Inc., to The Little Empire Corporation dated November 6, 1929, and recorded in Book 271 at Page 423 of the Greenwich Land Records (Lot 280)

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.
IN WITNESS WHEREOF, the Grantor has caused these presents to be executed on this 22 day of June, 2016

Thomas Migliano, Grantor

Signed, sealed and delivered in the presence of or attested by:

Witness: 

Witness:

STATE OF CONNECTICUT } as Greenwich
COUNTY OF FAIRFIELD } as

Personally appeared Thomas Migliano, signer and sealer of the foregoing instrument, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes therein contained in the capacity therein stated, before me, on this 22 day of June, 2016.

Notary Public/Commissioner of the Superior Court

Tam S. Weiss, Jr.
Commissioner of the Superior Court

RECEIVED FOR RECORD
Jun 29, 2016 01:56:36P
CARMELLA C. BUDKINS
TOWN CLEPK
GREENWICH, CT
CERTIFICATE OF DEATH

Date of Death: 04/11/1918
Place of Death: Greenwich, CT

NAME: Bertha Migiano
Place of Residence: Fairfield, CT

Father's Name: Salvatore Brusco
Mother's Name: Louise Patrone

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE COPY OF THE RECORD ON FILE IN THE GREENWICH TOWN CLERK'S OFFICE, EXCEPT SUCH INFORMATION AS IS NONDISCLOSEABLE BY LAW, ATTACHED BY THE RAISED SEAL OF THE TOWN OF GREENWICH.

ALEX D. CARLTON, ASSISTANT REGISTRAR
SEPTEMBER 25, 2014

LEGAL FEE: $20.00

THIS CERTIFICATE NOT VALID WITHOUT SEAL
PERMIT NEED DETERMINATION QUESTIONNAIRE  
[This form is NOT an IWWA Application]  

PROJECT: Street Address  22 Sound Beach Avenue  

PARCEL ID: 06 24 85  Has there ever been an IWWA application for this site? YES NO  

ACTIVITY: (Circle) Addition Demolition Deck Garage Interior renovations New residence Pool Tennis court  
Generator Site Work/Landscaping Septic Other (please specify) Subdivision  

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

FEE: $65 for reviews requiring a site visit or further in office analysis  

Owner’s full name [please print]  Mena Liu  
Mailing address  P.O. Box 312  
Town  Cos Cob  Zip 06807  
Authorized Agent’s name [please print]  Heagney, Lennon & Slane, LLP  
Mailing address  248 Greenwich Avenue  
Town  Greenwich  Zip 06830  

A PLOT PLAN IS REQUIRED SHOWING THE PROPOSED ACTIVITY IN RED.  
Staff cannot review your proposal without a plan.  

IWWA staff will review this questionnaire to determine if regulated activities are associated with the proposal and whether an IWWA permit is required. Do not apply for a Building Permit until this review is complete.  

If your project does not require an IWWA permit, we will sign off on this questionnaire, which you will need if you are obtaining permits from other departments.  

If an IWWA permit is required, we will supply you with a permit application packet. You must obtain an IWWA permit prior to the commencement of your project. No work may begin until you receive an IWWA permit. The issuance of a building permit alone does not constitute an authorization to proceed.  

If you do not receive notice regarding your questionnaire within two weeks of submission, please contact the IWWA office.  

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

Signature  
Date  12 / 04 / 2019  

If mailing, return completed form.  
If a site visit is required, you will be notified and asked to remit a $65 fee (payable to “Town of Greenwich”) to the Greenwich Inland Wetlands & Watercourses Agency. The site visit will not take place until this fee is received.  

STAFF NOTES  
Office Rev Date  12 / 5 / 19  Field Inv Date  / /  WET/WC? YES [ ] NO [ ] TIDAL [ ]  
Action Required? YES [ ] NO [ ]  
If yes, DR [ ] AA [ ] AR [ ] SIA [ ] Staff [ ]  

Soils Report Date  / /  Author  
Comments:  NJ [ ]  
Fee Received: YES [ ] NO [ ] Comment:  

IWWA Questionnaire Revised 9/21/17
SOUND BEACH AVENUE 0022

TRANSFER OF OWNERSHIP

Date
06/29/2016 MIGLIANO THOMAS Bk/Pg: 7089, 18 $810000
12/15/2008 MIGLIANO BERTHA B Bk/Pg: 5707, 182 $0
03/17/1972 NA Bk/Pg: 830, 39 $0

RESIDENTIAL

VALUATION RECORD

Assessment Year 10/01/2005 10/01/2010 10/01/2015 10/01/2015 10/01/2016 10/01/2017

| VALUATION | I | 1081900 | 828900 | 640800 | 640800 | 640800 | 640800 |
| Market | B | 155600 | 180500 | 167900 | 167900 | 167900 | 249500 |
| | T | 1237500 | 1009400 | 808700 | 808700 | 808700 | 890300 |

70% Assessed

| VALUATION | I | 757330 | 580230 | 448560 | 448560 | 448560 | 448560 |
| | B | 108920 | 126350 | 117530 | 117530 | 117530 | 174650 |
| | T | 866250 | 706580 | 566090 | 566090 | 566090 | 623210 |

LAND DATA AND CALCULATIONS

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Rating</th>
<th>Measured Acreage</th>
<th>Table</th>
<th>Prod. Factor</th>
<th>Base Rate</th>
<th>Adjusted Rate</th>
<th>Extended Value</th>
<th>Influence Factor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Soil ID</td>
<td>Effective Frontage</td>
<td>Effective Depth</td>
<td>or-</td>
<td>-or-</td>
<td>or-</td>
<td>or-</td>
<td>Factor</td>
<td></td>
</tr>
<tr>
<td>-or-</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

0.4090 1.00 2061369.00 2061369.00 843100 A -5% W -20% 640800

Supplemental Cards

TRUE TAX VALUE 640800

Supplemental Cards

TOTAL LAND VALUE 640800

06-2485/S LIU MENA

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 06-2485/S
Parent Parcel Number

Property Address
SOUND BEACH AVENUE 0022

Neighborhood
112060 DISTRICT 6 N OLD GREENWICH (1)

Property Class
101 Single Family

TAKING DISTRICT INFORMATION

Jurisdiction 57 Greenwich, CT

Area 001

Corporation 057

District 06

Section & Plat 390

Routing Number 7880E0006

Site Description

Topography:

Rolling

Public Utilities:

Water, Sower, Electric

Street or Road:

Zoning:

R-7 Single Family 7,500 sf

Legal Acres: 0.4090

BP17: 16-3061 Add Two baths Co issued 6/23/17
Amend #1 Change Location of Bath in Basement 100% complete

LAND:
W - I-95 NOISE
A = TRAFFIC

Permit Number Type FilingDate Est. Cost Field Visit Est. SqFt

Supplemental Cards

Total Land Value 640800
**IMPROVEMENT DATA**

**PHYSICAL CHARACTERISTICS**
- **Style:** Cape
- **Occupancy:** Single family
- **Story Height:** 1.5
- ** Finished Area:** 1998
- **Attic:** None
- **Basement:** 3/4

**ROOFING**
- **Material:** Asphalt shingles
- **Type:** Gable
- **Pitch:** Not available

**FLOORING**
- **Slab:** B, L
- **Sub and joists:** 1.0, 1.5
- **Base Allowance:** B, 1.0, 1.5

**EXTERIOR COVER**
- **Wood Siding:** 1.0, 1.5

**INTERIOR FINISH**
- **Normal for Class:** B, 1.0, 1.5

**ACCOMMODATIONS**
- **Finished Rooms:** 6
- **Bedrooms:** 3
- **Fireplaces:** 2

**HEATING AND AIR CONDITIONING**
- **Primary Heat:** Hot water - gas
- **Lower:** 357
- **Pull Part:** 1100
- **Upper:** 0
- **Air Cond:** 541

**PLUMBING**
- **# 3 Fixt. Baths:** 3
- **Kil Sink:** 1
- **Extra Fixt:** 1
- **TOTAL:** 11

**REMODELING AND MODERNIZATION**

**SPECIAL FEATURES**

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
<th>ID</th>
<th>Use</th>
<th>Stry</th>
<th>Const</th>
<th>Year</th>
<th>Eff</th>
<th>Year</th>
<th>Const</th>
<th>Year</th>
<th>Cond</th>
<th>Base</th>
<th>Rate</th>
<th>Features</th>
<th>Adj</th>
<th>Size or Area</th>
<th>Computed</th>
<th>Phys</th>
<th>Obso</th>
<th>Market</th>
<th>%</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>01 FS P</td>
<td>288</td>
<td>278</td>
<td>FSP</td>
<td>0.00</td>
<td>1</td>
<td>1895</td>
<td>1985</td>
<td>AV</td>
<td>56.92</td>
<td>552</td>
<td>31420</td>
<td>13</td>
<td>0.00</td>
<td>100</td>
<td>100</td>
<td>27300</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>217200</td>
<td></td>
</tr>
<tr>
<td>02 FSP</td>
<td>7860</td>
<td>368</td>
<td>FS P</td>
<td>0.00</td>
<td>1</td>
<td>1895</td>
<td>1985</td>
<td>AV</td>
<td>56.92</td>
<td>36</td>
<td>5690</td>
<td>13</td>
<td>0.00</td>
<td>100</td>
<td>100</td>
<td>5600</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**SUMMARY OF IMPROVEMENTS**

- **Data Collector/Date:** VM 08/03/2017
- **Appraiser/Date:** TOG 10/01/2015
- **Neighborhood:** Neigh 112660 AV

**TOTAL IMPROVEMENT VALUE:** 249500