APPLICATION SUMMARY:
The applicant is requesting final subdivision approval, under Sec. 6-261 of the Town of Greenwich Subdivision Regulations to confirm the existence of two (2) lots believed to have been properly divided prior to amendments of the Town Charter requiring the creation of two or more parcels; an action requiring Commission approval. The subject parcels are known as 273 and 277 Pemberwick Road in the R-7 Zone.

ISSUES/RECOMMENDATION:
1. The issue for the Commission to consider is whether the subject property was created properly by the dates of action in the chain(s) of title;
2. If determined to be a subdivision, the Commission will need to determine if an open space set aside is required per Section 6-297;
3. For purposes of the record, it is noted that future development of the properties will be subject to normal review and approval of all applicable agencies, which may include, but are not necessarily limited to the following: Building Department, Zoning Enforcement, DPW Highway and Engineering Divisions, Sewer Department, IWWA, Health Department, and others as may apply.

DEPARTMENT COMMENTS:
ZEO - See attached

BACKGROUND:
The applicant is seeking to confirm the two tracts of land they own on Pemberwick Road are two lots for zoning purposes. The First Tract appears as parcel #14 on a map #1418 recorded in 1931. The second Tract, appears to have been transferred out of the larger parent parcel of the former American Felt Co., in two title actions, the first in 1931 and the second was in 1940. No maps were filed as part of the deeds but the description of the second tract appears to the same as the tax parcel found in the Town’s GIS system. Both parcels where transferred into the current owners’ names in 2004. Staff notes that all of these transfers of land, post the initial map creating said parcels in appear to involve two or less parcels and predate the Charter’s amendment making subdivisions two or more lots, in May 2005. The size of both tracts on land are larger than the minimum lot area required in the zone (as described 11,250 sq. ft. and 16,220 sq. ft.) have at least 65 linear feet of frontage on a road, (75 ft. and 124 ft.) and both appear to comply with the Lot Shape requirements of Sec. 6-205 as they both appear to be large enough to contain a 45' by 85' rectangle. Common owner ship of the two tracts does not appear to be an issue of
merger, as tract one, with the current residence, appears to comply with zoning, and tract two appears to be a vacant parcel.

**APPLICABLE REGULATIONS:**
This application is regulated by Section 6-258 through 6-303 of the Town of Greenwich Subdivision Regulations.
ZONING ENFORCEMENT

Project No. PLPZ 2021000253 Preliminary Final X

Reviewed for Planning and Zoning Commission.

TITLE OF PLAN REVIEWED: Retzler
LOCATION: 273&277 Pemberwick Rd.
PLAN DATE: ZONE: R-7

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

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

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

Reviewed by: Jodi Couture Date: 6/25/2021

Note: These comments do not represent Building Inspection Division approval. Plans subject to review by ZEO at time of building permit application.
DEPARTMENT OF PUBLIC WORKS – ENGINEERING DIVISION

SITE DEVELOPMENT REVIEW

Engineering Project No. 21-4(6)  Department Project No.  PLPZ202100253
Submittal Received Date: 6/14/2021

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

PLAN SET INFORMATION

Plan Title: Lot Confirmation Map  Project Address: 273 & 277 Pemberwick Road
Engineering Firm: S.E. Minor and Co., Inc.
Original Plan Date: 6/1/2021  Latest Plan Revision Date: ____

DRAINAGE SUMMARY REPORT INFORMATION

Engineering Firm: _________  Original Report Date: ____  Latest Report Revision Date: ____

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

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

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

Reviewed and Approved by: ___________________________ Date: 06/16/2021
Scott Marucci - Senior Civil Engineer

COMMENTS AND CONDITIONS OF APPROVAL:  See Comments Below

1. The following is required if the P&Z Commission agrees with the lot confirmation:
   a. The drainage design for the parcel shall meet the standards of the Town of Greenwich Drainage Manual in effect at the time a building permit application is submitted. The full standards of the Town of Greenwich Drainage Manual shall be met.
   b. Any proposed driveway must meet the required 250-foot sight distance in both directions.

2. The following is required if the P&Z Commission requires a new subdivision to be completed:
   a. The Engineering Division recommends that a full review of the below items be completed before approving the subdivision.
   b. A subdivision map with all the standard notes must be submitted.
June 4, 2021

Katie DeLuca, Town Planner
Planning & Zoning Commission
101 Field Point Road
Greenwich CT 06830

RE: 273 & 277 Pemberwick Road, Lot Conformation

Dear Katie,

Enclosed please find our application for lot confirmation on the above properties. We have included deed histories as required as well as the subdivision application. Should you have any questions or comments please let us know.

Respectfully Submitted

[Signature]

Lawrence J. Liebman
Chief Environmental Scientist
Senior Project Manager
Subdivision Application

Property Address: 273 & 277 Pemberwick Road, Greenwich, CT 06831  
Tax ID: 09-2008/S & 09-2007/S

Property Owner: Christopher & Karen Retzler  
Address: 77 Londonderry Drive, Greenwich, CT 06830

Email: retzlerc@gmail.com  
Cell Phone:  
Other Phone:

Applicant: Same as Owner  
Address: Same as Owner

Email:  
Cell Phone:  
Other Phone:

Authorized Agent: Larry Liebman  
Address: 33 West Elm Street, Greenwich, CT 06830

Email: larry.liebman@seminor.com  
Cell Phone: (203) 983-7588  
Other Phone: (203) 869-0136

Zone(s): R-7  
Total Area: 27,470 sq. ft (0.631 acres)

Please select all relevant items below:

- Preliminary
- Final
- Subdivision
- Resubdivision
- Coastal

Number of Lots:

Existing: Two  
Proposed: Two

Zone:

Existing: R-7  
Proposed: R-7

Land Reserved:

Area of Land Reservation: N/A  
Reserved Land Area as Percent of Total Land Area: N/A

History:

Previous SB #:  
GLR Map # of any previously filed subdivisions or surveys: 1418

Utilities:

- Septic
- Well
- Sewer
- Public Water

Health Permit needed and received? N/A

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

- Property is within 500 feet of a Municipal Boundary of N/A (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
Christopher & Karen Retzler
77 Londonderry Drive
Greenwich, CT 06830

To Whom It May Concern:

I, the undersigned, do hereby grant permission to S.E. Minor & Co., Inc., 33 West Elm Street, Greenwich, CT, to act as my Agent in submitting a Lot Confirmation application to the Planning and Zoning Department for my property located at 273 & 277 Pemberwick, Road, Greenwich CT 06831.

Yours truly,

[Signature]

Christopher & Karen Retzler
77 Londonderry Drive
Greenwich, CT 06830
PERMIT-NEED QUESTIONNAIRE

This form is NOT an IWWA Application

Project Address: 273 Pemberwick Road, Greenwich, CT 06831    Tax ID: 09-2008/S
Property Owner: Christopher & Karen Rentzler    Address: 315 East 83rd Street, New York, NY 10028
Contact Information – Email or Cell Phone:
Authorized Agent: Larry Liebman    Address: 33 West Elm Street, Greenwich, CT 06830
Contact Information – Email or Cell Phone: larry.liebman@seminar.com

Has there ever been an IWWA application for this site? YES NO X Appl. #
ACTIVITY: (Circle) Addition Demolition Deck Garage Interior renovations New residence Generator:
Tennis Court Pool Site Work/Landscaping Septic X Other (specify) Lot Confirmation

Will this activity require an addition to the septic system or a B100a? YES NO X
FEE: $85 for reviews requiring a site visit

A PLOT PLAN IS REQUIRED SHOWING THE PROPOSED ACTIVITY.

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

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

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

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

As the property owner □ or authorized agent X [check one] I believe the information I have submitted is correct.
Signature ____________________________ Date 6 / 3 / 2021

STAFF NOTES
Office Rev Date 6 / 3 / 21 Field Inv Date / / WET/WC? YES NO TIDAL □
Action Required? YES X NO If yes, DR AA AR SIA Staff Doreen Carroll-Andrews
Soils Report Date / / Author Soils
Comments: No IWWA permit required.
TOWN OF GREENWICH
Town Hall – 101 Field Point Road – Greenwich, CT 06830
Inland Wetlands & Watercourse Agency – 203-622-7738 – Fax 203-822-7764

PERMIT-NEED QUESTIONNAIRE

This form is NOT an IWWA Application

Project Address: 277 Pemberwick Road, Greenwich, CT 06831
Tax ID: 09-2007/S

Property Owner: Christopher & Karen Retzler
Address: 77 Londonderry Drive, Greenwich, CT 06830

Contact Information – Email or Cell Phone:

Authorized Agent: Larry Liebman
Address: 33 West Elm Street, Greenwich, CT 06830
Contact Information – Email or Cell Phone: larry.liebman@semirn.com

Has there ever been an IWWA application for this site? YES NO X

Appl. # __________________________

ACTIVITY: (Circle) Addition Demolition Deck Garage Interior renovations New residence Generator
Tennis Court Pool Site work/Landscaping Septic X Other (specify) Lot Confirmation

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

FEE: $65 for reviews requiring a site visit

A PLOT PLAN IS REQUIRED SHOWING THE PROPOSED ACTIVITY.

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

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

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

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

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

Signature __________________________ Date 6/3/2021

STAFF NOTES

Office Rev Date 6/3/21 Field Inv Date / / WET/WC X YES NO TIDAL

Action Required? YES NO If yes, DR AA AR SIA Staff Doreen Carroll-Andrews

Soils Report Date / /Author __________________________ Soils __________________________

Comments: No IWWA permit required.

Received DCA 6/3/21

IWWA Questionnaire Revised 3/4/2020
RESIDENTIAL

VALUATION RECORD

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LAND DATA AND CALCULATIONS

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I: EFP IS HEATED - WALL UNIT
PHYSICAL CHARACTERISTICS
Style: Colonial
Occupancy: Single family
Story Height: 2.0
Finished Area: 1425
Attic: Unfinished
Basement: Full

ROOFING
Material: Asphalt shingles
Type: Gable
Framing: Std for Class
Pitch: Not available

FLOORING
Slab: B
Sub and joists 1.0, 2.0, A
Base Allowance: B, 1.0, 2.0, A

EXTERIOR COVER
Wood Siding: 1.0, 2.0, A

INTERIOR FINISH
Normal for Class: B, 1.0, 2.0, A

ACCOMMODATIONS
Finished Rooms: 7
Bedrooms: 3
 Formal Dining Rooms: 1
Fireplaces: 1

HEATING AND AIR CONDITIONING
Primary Heat: Hot water - gas
Lower Pull Part /Basmt: 1

PLUMBING
3 Fxt, Baths: 1 3
Kit Sink: 1 1
TOTAL: 4

REMODELING AND MODERNIZATION
Amount: Date

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Data Collector/Date: VM 03/20/2013
Appraiser/Date: TOG 10/01/2015
Neighborhood: Neigh 153090 AV
Supplemental Cards: TOTAL IMPROVEMENT VALUE: 212600
## Residential Property Information

**Property Address:** PEMBERWICK ROAD 0277  
**Parcels:** 101

### Valuation Record

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**Supplemental Cards**

**TRUE TAX VALUE** 366000

**TOTAL LAND VALUE** 366000
IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS
Style: Split level
Occupancy: Single family
Story Height: 1.5
Finished Area: 1726
Attic: None
Basement: 1/2

ROOFING
Material: Asphalt shingles
Type: Gable
Framing: Std for Class
Pitch: Not available

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

EXTERIOR COVER
Composition: 1.0, 1.5

INTERIOR FINISH
Normal for Class: B, L, 1.0, 1.5

ACCOMMODATIONS
Finished Rooms: 7
Bedrooms: 3
Formal Dining Rooms: 1
Fireplaces: 1

HEATING AND AIR CONDITIONING
Primary Heat: Forced hot air-gas
Lower: Full Part
/Basmt: 1 Upper Upper

PLUMBING
3 Fixt. Baths: 1 3
2 Fixt. Baths: 1 2
Kit Sink: 1 1
TOTAL: 6

REMODELING AND MODERNIZATION

SPECIAL FEATURES

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SUMMARY OF IMPROVEMENTS

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Data Collector/Date: GS 06/26/2019
Appraiser/Date: TOG 10/01/2015
Neighborhood: Neigh 150090 AV
Supplemental Cards
TOTAL IMPROVEMENT VALUE: 204000
AFFIDAVIT OF NOTIFICATION OF APPLICATION TO THE INLAND WETLAND AND WATERCOURSES AGENCY

STATE OF CONNECTICUT )
                     ) Greenwich
COUNTY OF FAIRFIELD )

       I, Lawrence J. Liebman, being first duly sworn, do hereby certify that on June 3, 2021, I caused to be mailed, postage prepaid, to those persons whose names are set forth on Exhibit A attached hereto, a copy of the notice attached hereto as Exhibit B. Said persons were the record owners, as of June 3, 2021 as shown on the Town Tax Assessor's Office records of property abutting the property belonging to Christopher & Karen Retzler, 273 and 277 Pemberwick Road, Greenwich for which an application has been filed with Planning and Zoning.

                                      ____________________________
                                      Lawrence J. Liebman

Subscribed and sworn to
Before me on
June 3, 2021

                                      ____________________________
Notary Public
Deborah A. Moretti
My commission expires
December 31, 2024
Certificate No. 107814
Exhibit A

Ruth Anapol
351 Pemberwick Road Unit 351
Greenwich, CT 06831
09-3701/S

Karen Ann Crawford
351 Pemberwick Road Unit 502
Greenwich, CT 06831
09-3628/S

Michael L. Bennet and Danielle Labella
351 Pemberwick Road Unit 103
Greenwich, CT 06831
09-3611/S

Geraldine Daphne Dodoo
351 Pemberwick Road Apt. 824
Greenwich, CT 06831-4282
09-3676

Elizabeth B. Brophy
351 Pemberwick Road Unit 110
Greenwich, CT 06831
09-3618/S

Joanna Feldman
315 E. 72nd Street Apt. 5D
New York, New York 10021
09-3688/S

John C. Caulfield
340 Valley Road Unit 9
Cos Cob, CT 06807
09-3707/S

Sharon L. Grant
351 Pemberwick Road Unit 601
Greenwich, CT 06831
09-3635/S

Cecilia Choy
101 West 80th Street Apt. 9B
New York, New York 10024
09-3624/S

Patrick and Andrea Baehr
351 Pemberwick Road Unit 826
Greenwich, CT 06831
09-3678/S

Donald W. and Mary G. Cody
351 Pemberwick Road Unit 915
Greenwich, CT 06831
09-3685/S

Judith Boksner
351 Pemberwick Road Unit 602
Greenwich, CT 06831
09-3636/S
Michael J. Butler and Linda Martone  
351 Pemberwick Road Unit 606  
Greenwich, CT 06831  
09-3640/S

Melinda J. Chanaud  
351 Pemberwick Road Unit 705  
Greenwich, CT 06831  
09-3704/S

Dominic S. Chu  
1 North Street  
Cos Cob, CT 06807  
09-3620/S

John H. Collins III  
351 Pemberwick Road Unit 607  
Greenwich, CT 06830  
09-3641/S

Anthony and Stephanie Desiato  
351 Pemberwick Road Unit 603  
Greenwich, CT 06831  
09-3637/S

Linda A. Domizio  
419 Valley Road  
Farfield, CT 06825  
09-3619/S

Stephanie Gambino  
351 Pemberwick Road Unit 917  
Greenwich, CT 06831  
09-3687/S

Paul K. and Dawn E. Gudonis  
411 Walnut Street #7334  
Green Cove Spring, FL 32403  
09-3692/S

Behen Esen Regency Highland  
3912 South Ocean Blvd. #311  
Highland Beach, FL 33487  
09-3627/S

Eleanor F. Bourke C/O Ford EST.  
2000 Brush St. STE 440  
Detroit, MI 48226  
09-3617/S

Kimberly Leibrock Cascio  
264 Pemberwick Road  
Greenwich, CT 06831  
09-3560/S

Sheila Cherico  
351 Pemberwick Road Unit 924  
Greenwich, CT 06831  
09-3691/S

Trishia Cimbak  
351 Pemberwick Road Unit 813  
Greenwich, CT 06831  
09-3667/S

Carol Courtney  
351 Pemberwick Road Unit 912  
Greenwich, CT 06831  
09-3682/S

MaryAnn DiMaggio  
351 Pemberwick Road Unit 504  
Greenwich, CT 06831  
09-3630/S

Eric Dubois  
351 Pemberwick Road Unit 401  
Greenwich, CT 06831  
09-3694/S
Phillip Latella  
30 Buena Vista Drive  
Greenwich, CT 06831  
09-1697/S

Elizabeth Levy  
1375 Cooks Falls Road  
Cooks Falls, NY 12776  
09-1399/S

Anthony Manganiello  
47 Ivy Street  
Greenwich, CT 06831  
09-9024

Mario Marcangeli  
351 Pemberwick Road Unit 701  
Greenwich, CT 06831  
09-3700/S

Gina-Marie D. Marzano  
351 Pemberwick Road Unit 206  
Greenwich, CT 06831  
09-3626/S

Margarete Michelson  
351 Pemberwick Road Unit 201  
Greenwich, CT 06831  
09-3621/S

Hoan LLC  
30 N. Gould ST. STE R  
Sheriden, WY 82801  
09-3708/S

Zeljko Jagetic  
3 Kenseett Ridge  
Norwalk, CT 06851  
09-3683/S

Martin Kagan I and Deborah Dixon  
31 Oval Avenue  
Riverside, CT 06878  
09-3668/S

Thomas and Gayle E. Kochen  
2 Buena Vista Drive  
Greenwich, CT 06831  
09-1398/S

Mary K. Lawlor  
351 Pemberwick Road Unit 926  
Greenwich, CT 06831-4279  
09-3693/S

Mary Anne and Thomas Milone  
6431 Jackie Lynn Court  
Sarasota, FL 34241  
09-3672/S

Laura Manganiello  
PO Box 4452  
Greenwich, CT 06831  
09-3813/S

Alon Marom  
351 Pemberwick Road Unit 914  
Greenwich, CT 06831  
09-3684/S

Dana Masini  
351 Pemberwick Road Unit 812  
Greenwich, CT 06831  
09-3666/S

Morgan Pauline  
351 Pemberwick Road Unit 203  
Greenwich, CT 06831  
09-3623/S
Susan M. Murdock  
351 Pemberwick Road Unit 911  
Greenwich, CT 06831  
09-3681/S

Cindrella S. Silvano and Imran Thaper  
31 Greenway Drive  
Greenwich, CT 06831  
09-1038/S

Alexandru and Ana Panait  
351 Pemberwick Road Unit 508  
Greenwich, CT 06831  
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Florence Leibrock Smith  
264 Pemberwick Road  
Greenwich, CT 06831  
09-1985/S

Raghavkumar Parmar  
351 Pemberwick Road Unit 105  
Greenwich, CT 06831  
09-3613/S

Jeffrey R. and Amy Nolletti  
351 Pemberwick Road Unit 505  
Greenwich, CT 06831  
09-3631/S

Angela B. Pizzarello  
351 Pemberwick Road Unit 108  
Greenwich, CT 06831  
09-3616/S

Dragan Pankercian  
734 West Diamond Ave.  
Hazelton, PA 18201  
09-1651/S

Ramon and Columba Rangel  
41 Greenway Drive  
Greenwich, CT 06830  
09-1083/S

Pemberwick Realty  
One Bradley Rd. Bldg. 600  
Woodbridge, CT 06525  
09-3690/S

Christopher John Retzler  
77 Londonderry Drive  
Greenwich, CT 06830  
09-2007/S

Alana Pollak and Brian Torniga  
351 Pemberwick Road Unit 101  
Greenwich, CT 06831  
09-1032/S

Robert Howard Rout Jr.  
351 Pemberwick Road Unit 823  
Greenwich, CT 06831  
09-3675/S

Dean Victoria Reilly  
10 Brookside Drive Apt. 3-H  
Greenwich, CT 06831  
09-3677/S

Joyce Schweiger  
351 Pemberwick Road Unit 503  
Greenwich, CT 06831  
09-3629/S

John Riefler and Lara Kahan  
5 Buena Vista Drive  
Greenwich, CT 06831  
09-1475/S
Nancy Ryan  
351 Pemberwick Road Unit 822  
Greenwich, CT 06831  
09-3674/S

Janey L. Shim and Colin Burns  
10 Milestone Road  
Rye Brook, NY 10573-1081  
09-3679/S

John A. Skovron  
PO Box 31051  
Greenwich, CT 06831  
09-1089/S

Ellen Susan Smoller  
351 Pemberwick Road Unit 703  
Greenwich, CT 06831  
09-3702/S

Nikolay Orlov  
351 Pemberwick Road Unit 604  
Greenwich, CT 06831  
09-3638/S

Sarah Winters Papsun  
351 Pemberwick Road Unit 107  
Greenwich, CT 06831  
09-3615/S

Michael and Nancy Perfetto  
93 Ross Hill Road  
Conklin, NY 13748  
09-3642/S

Michael J. Portera  
32 Buena Vista Drive  
Greenwich, CT 06831  
09-3715/S

Carrie Rosenbaum and Guy Stanley  
9666 Via Grandezza East  
Wellington, FL 33411  
09-3673/S

Mary Scarfi  
351 Pemberwick Road Unit 901  
Greenwich, CT 06831  
09-3680/S

Scott and Davina Sievwright  
351 Pemberwick Road Unit 305  
Greenwich, CT 06831  
09-3710/S

Carol H. Slocum  
351 Pemberwick Road Unit 205  
Greenwich, CT 06831  
09-3625/S

Donald Stillman  
351 Pemberwick Road Unit 406  
Greenwich, CT 06831  
09-3699/S

Billie Jean Tanney  
PO Box 388  
Purchase, NY 10577  
09-3633/S

Robert Vataj  
351 Pemberwick Road Unit 405  
Greenwich, CT 06831  
09-3698/S

Siu Fung Wong  
351 Pemberwick Road Unit 817  
Greenwich, CT 06831  
09-3671/S
To Whom It May Concern:

This is to notify you that Christopher and Karen Retzler, 273 & 277 Pemberwick Road, have filed a Lot Confirmation application with Planning and Zoning. A copy of the application can be found at the Planning and Zoning in Town Hall.

Sincerely,
S.E. Minor & Co., Inc.

Lawrence J. Liebman
Chief Environmental Scientist
Sr. Project Manager
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Larry Liebman  
SE Minor & Co. Inc.  
33 West Elm Street  
Greenwich CT 06830  

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<td>Stephanie Gambino</td>
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<td>Paul K. and Dawn E. Gudelis</td>
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<td>411 Walnut Street #7334, Green Cove Spring, FL 32403</td>
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<td>3912 South Ocean Blvd. #311, Highland Beach, FL 33487</td>
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<td>Eleanor F. Bourke C/O Ford Est.</td>
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<td>2000 Brush St. STE 440, Detroit, MI 48226</td>
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<td>Kimberly Leibrock Cascio</td>
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<td>Sheila Cherico</td>
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<td>1.</td>
<td>Margarete Mickelson 351 Pemberwick Road Unit 201, Greenwich, CT 06831</td>
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<td>2.</td>
<td>Debra A. and Richard S. Piper 263 Pemberwick Road, Greenwich, CT 06831</td>
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<td>3.</td>
<td>Mehmet Serkan and Nadezhda Sahin 49 Greenway Drive, Greenwich, CT 06831</td>
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<td>4.</td>
<td>Buena Vista Greenwich 90 Greenwich Avenue, Greenwich, CT 06830</td>
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<td>1.</td>
<td>Gina-Marie D. Marzano</td>
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<td>Margaret Michelson</td>
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<td>Hoan LLC</td>
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<td>30 N. Goud ST. STE R, Sheridan, WY 82801</td>
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<td>Zeljko Jagetic</td>
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<td>3 Kensett Ridge, Norwalk, CT 06851</td>
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<td>Martin Kagan and Deborah Dixon</td>
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<td>Thomas and Gayle E. Kochen</td>
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<td>2 Buena Vista Drive, Greenwich, CT 06831</td>
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</tbody>
</table>
**Certificate of Mailing — Firm**

**Name and Address of Sender**
Larry Liebman  
SE Minor & Co. Inc.  
33 West Elm Street  
Greenwich CT 06830

**TOTAL NO. of Pieces Listed by Sender**  
6

**TOTAL NO. of Pieces Received at Post Office**

**Affix Stamp Here**  
Postmark with Date of Receipt.

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**USPS® Tracking Number**  
Firm-specific Identifier

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<th>Parcel Airlift</th>
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</table>
| 1.                    | Anthony Manganiello  
PO Box 4452, Greenwich, CT 06831                  |         |     |                 |               |
| 2.                    | Helen E. Mangini  
351 Pemberwick Road Unit 506, Greenwich, CT 06831 |         |     |                 |               |
| 3.                    | Alon Marom and Anthony Palazzo  
351 Pemberwick Road Unit 816, Greenwich, CT 06831 |         |     |                 |               |
| 4.                    | Karen M. Matrunich  
351 Pemberwick Road Unit 706, Greenwich, CT 06831 |         |     |                 |               |
| 5.                    | Jabulani Jumoke and Elishia Hinton  
351 Pemberwick Road Unit 304, Greenwich, CT 06831 |         |     |                 |               |
| 6.                    | Jean L. Jacullo  
351 Pemberwick Road Unit 402, Greenwich, CT 06831 |         |     |                 |               |
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<td>Shelley D. Johnson 351 Pemberwick Road Unit 704, Greenwich, CT 06831</td>
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<td>2.</td>
<td>Sarah A. Kanarek 351 Pemberwick Road Unit 102, Greenwich, CT 06831</td>
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<td>3.</td>
<td>Phillip Latella 30 Buena Vista Drive, Greenwich, CT 06831</td>
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<td>4.</td>
<td>Elizabeth Levy 1375 Cooks Falls Road, Cooks Falls, NY 12776</td>
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<td>5.</td>
<td>Anthony Manganiello 47 Ivy Street, Greenwich, CT 06831</td>
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<td>6.</td>
<td>Mario Marcangieli 351 Pemberwick Road Unit 701, Greenwich, CT 06831</td>
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Larry Liebman  
SE Minor & Co. Inc.  
33 West Elm Street  
Greenwich CT 06830

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| **1.**                | Trishia Cimbak  
351 Pemberwick Road Unit 813, Greenwich, CT 06831 |          |     |                 |               |
| **2.**                | Carol Courney  
351 Pemberwick Road Unit 912, Greenwich, CT 06831 |          |     |                 |               |
| **3.**                | MaryAnn DiMaggio  
351 Pemberwick Road Unit 504, Greenwich, CT 06831 |          |     |                 |               |
| **4.**                | Eric Dubois  
351 Pemberwick Road Unit 401, Greenwich, CT 06831 |          |     |                 |               |
| **5.**                | Theresa Gareri  
28029 Oceana Drive, Bonita Springs, FL 34135 |          |     |                 |               |
| **6.**                | Margaret A. Hansen  
351 Pemberwick Road Unit 605, Greenwich, CT 06831 |          |     |                 |               |
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<td>Ruth Anapol</td>
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<td>351 Pemberwick Road Unit 351, Greenwich, CT 06831</td>
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<td>2.</td>
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<td>Michael L. Bennet and Daniella Labella</td>
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<td>Elizabeth B. Brophy</td>
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<td>John C. Caulfield</td>
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<td>340 Valley Road Unit 9 Cos Cob, CT 06807</td>
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<td>Cecilia Choy</td>
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<td></td>
<td>101 West 80th Street Apt. 9B, New York, NY 10024</td>
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<td>Donald W. and Mary G. Cody</td>
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**Name and Address of Sender**
Larry Liebman  
SE Minor & Co. Inc.  
33 West Elm Street  
Greenwich CT 06830

**TOTAL NO. of Pieces Listed by Sender**  
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**TOTAL NO. of Pieces Received at Post Office™**

**Postmark with Date of Receipt.**

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</table>
| 1.                   | Victoria Harper  
6 Buena Vista Drive, Greenwich, CT 06831            |        |    |                 |               |
| 2.                   | Ivo K. and Dalia G. Ivanov  
351 Pemberwick Road Unit 202, Greenwich, CT 06831 |        |    |                 |               |
| 3.                   | Zeljko and Renata Jagetic  
351 Pemberwick Road Unit 104, Greenwich, CT 06831 |        |    |                 |               |
| 4.                   | Feyza Kalaycioglu  
351 Pemberwick Road Unit 301, Greenwich, CT 06831 |        |    |                 |               |
| 5.                   | Roberta M. Kochi  
351 Pemberwick Road Unit 403, Greenwich, CT 06831 |        |    |                 |               |
| 6.                   | Catherine J. Lazansky  
351 Pemberwick Road Unit 811, Greenwich, CT 06831 |        |    |                 |               |
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<td>Geraldine Daphne Dodoo</td>
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<td>Joanna Feldman</td>
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<td>315 E. 72nd Street Apt. 5D, New York, NY 10021</td>
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<td>Sharon L. Grant</td>
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<td>Patrick and Andrea Baehr</td>
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<td>Judith Boksner</td>
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PROJECT NARRATIVE

Town of Greenwich Planning and Zoning Commission
Lot Conformation Application

Property: 273 & 277 Pemberwick Road
TAX ID #09-2008/S 09-2007/S

OWNERSHIP: Christopher J & Karen H Retzler

LOCATION: 273 & 277 Pemberwick Road Greenwich, CT 06870

ZONING: RA-7

ACREAGE: 273 Pemberwick 0.25 acre, 277 Pemberwick 0.39

The properties are on the west side of Pemberwick Road. Deed histories with deeds are included in the submitted material. The current owners have owned both properties since 2004. Both properties originated from the American Felt Company circa 1930.

The applicant is requesting lot conformation of the lots. 273 Pemberwick has a single-family residence and drive. 277 Pemberwick is vacant land.

Lawrence J. Liebman
Chief Environmental Scientist
Sr. Project Manager

Hayley De Marchis
Environmental Associate
DEED HISTORY
Lot #14 in Block D of GLR Map #1418 a/k/a First Tract

1. American Felt Company to John Edward Powers and Mary F. Powers 
   6/12/30 B274 P295

2. John Edward Powers and Mary F. Powers to John E. Powers, Jr. and Marie 
   J. Powers 12/21/73 B878 P214

3. John E. Powers, Jr. and Marie J. Powers to John E. Powers, III and Sharon 
   Schilling 12/10/96 B2862 P260 – gift of 25% interest to each transferee

4. John E. Powers, Jr. and Marie J. Powers to John E. Powers, III and Sharon 
   Schilling 1/15/97 B2873 P108 – gift of 25% interest to each transferee

5. John E. Powers, III and Sharon Schilling to Christopher John Retzler and 
   Karen H. Retzler 2/26/04 B4563 P91 $795,000

4837-0158-0308, v. 1
BOOK 274. QUIT CLAIM.

Know all Men by these Presents, That AMERICAN FELT COMPANY, a corporation organized and existing under and pursuant to the laws of the State of Massachusetts and having its principal place of business in the City of Boston in said Massachusetts, acting herein by Gerald A. Branwell, its Treasurer, hereunto duly authorized, for the consideration of One ($1.00) Dollar and other valuable considerations received to its full satisfaction of JOHN EDWARD FONES and MARY F. FONES, husband and wife, of the Town of Greenwich, County of Fairfield and State of Connecticut,

does by these Presents, release, and forever QUIT CLAIM unto the said JOHN EDWARD FONES and MARY F. FONES, all right, title, interest, claim, and demand, whatever, which it shall be customary to have in or to have by or to which the said American Felt Company has or ought to have in or to, All that certain tract, piece or parcel of land, situated in the Town of Greenwich, County of Fairfield and State of Connecticut and known as lot No. 14 in Block D on a certain map entitled, "Subdivision of Property Belonging to American Felt Co. in the Town of Greenwich, Conn," made by J. A. Kirby, Co., Civil Engineers & Surveyors, Fort Chester, N. Y. May 1930, and now on file or to be filed in the Town Clerk's Office of said Town of Greenwich.

Said premises are subject to the zoning laws, rules and regulations as established in and for the Town of Greenwich and to the Town of Greenwich Tax on the list of June 1, 1930, payable January 1, 1931.

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

AMERICAN FELT COMPANY, by Gerald A. Branwell, its Treasurer, aforesaid has hereunto

In Witness Whereof a Notary Public, the seal and this 12th day of June, A. D. 1930.

Signed, sealed and delivered, in presence of

John A. Adams
B. C. Rosenbaum

STATE OF CONNECTICUT,
County of FAIRFIELD, ss.

June 12, A. D. 1930.

AMERICAN FELT COMPANY
its Treasurer

John A. Adams
Notary Public

Town of Greenwich, A. D. 1930.

of the foregoing instrument, and acknowledged the same to be his free act and deed, and sealed with the seal and deed of said Company, before me.

Recorded for record, July 10, 1930

Town Clerk

Joseph A. Rosenbaum
Notary Public
TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, that JOHN E. POWERS also known as JOHN EDWARD POWERS and MARY F. POWERS for the consideration of one dollar and other valuable consideration received to their full satisfaction of JOHN E. POWERS, JR. and MARIE J. POWERS do by these presents remise, release, and forever QUIT CLAIM unto the said JOHN E. POWERS, JR. and MARIE J. POWERS and unto the survivor thereof, all right, title, interest, claim and demand whatsoever which we the said RELEASORS have or ought to have in or to,

All those two certain tracts of land, with the buildings and improvements thereon, situated in the town of Greenwich in the county of Fairfield and state of Connecticut bounded and described as follows:

FIRST TRACT: All that certain lot of land, known and designated as lot numbered fourteen (14) on a certain map entitled, "Subdivision of Property Belonging to American Felt Co. in the Town of Greenwich, Conn." now on file in the office of the town clerk of said Greenwich and numbered 1418, reference thereto being had; being the same premises conveyed to the Releasors by deed dated June 17, 1930 and recorded in the land records of said Greenwich in book 274 at page 295.

SECOND TRACT: All that certain tract of land commencing at a point formed by the intersection of the northerly of Pemberwick Road with the westerly line of lot numbered fourteen (14) on said map and running thence along said northerly and easterly line of Pemberwick Road, north 65°16' west 19.09 feet, thence on a curve to the right having a radius of 150.0 feet for a distance of 124.27 feet to land now or formerly of American Felt Co., thence along said land now or formerly of American Felt Co., north 46° 19'20", east 156.74 feet to the southwesterly line of lot eight (8) as shown on said map, thence along said southeasterly line, south 27°38', east 69.91 feet, to the westerly line of lot fourteen (14) as shown on said map, thence along said westerly line, south 20°19'20", west 150.0 feet to the place of beginning, being all of the premises conveyed to the Releasors by two certain deeds from American
Felt Co., the first dated June 12, 1931 and recorded in said records in book 299 at page 64 and the second dated February 7, 1940 and recorded in said records in book 372 at page 52, except that portion heretofore conveyed to the town of Greenwich.

TO HAVE AND TO HOLD the premises, with all the appurtenances, unto the survivor of them, assigns forever, so that neither we the said RELEASORS nor any person under them shall hereafter have any claim, right or title in or to the premises, or any part thereof, but thereafter they are by these presents forever barred and excluded.

IN WITNESS WHEREOF, we, the said Releasors have hereunto set our hands and seals this 21st day of December, A.D. 1973.

Signed, sealed and delivered )

in the presence of )

[Signature]

John E. Powers L.S.

John E. Powers

Mary F. Powers

Mary F. Powers L.S.

STATE OF CONNECTICUT )


COUNTY OF FAIRFIELD )

Personally appeared JOHN E. POWERS and MARY F. POWERS signers and sealers of the foregoing instrument, and acknowledged the same to be their free act and deed, before me,

James J. Quinn

Notary Public.

JAN 12 1974

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

Know Ye, That

WE, JOHN E. POWERS, JR. and MARIE J. POWERS
273 Pemberwick Road, Greenwich, CT 06830

for the consideration of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION paid to our

SHARON SCHILLING, 13 Merwyn Road, Wallingford, CT 06492 and
JOHN E. POWERS, III, 251 Great Hill Road, Ridgefield, CT 06877

do remise, release, and forever QUITCLAIM unto the said

SHARON SCHILLING and JOHN E. POWERS, III as tenants in common, their

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

the said releasers have or ought to have in or to

ALL those two certain tracts of land, with the buildings and improvements thereon, situated in the Town of Greenwich in the County of Fairfield and State of Connecticut bounded and described as follows:

FIRST TRACT: All that certain lot of land, known and designated as lot numbered fourteen (14) on a certain map entitled, "Subdivision of Property Belonging to American Felt Co., in the Town of Greenwich, Conn." now on file in the Office of the Town Clerk of said Greenwich and numbered 1418, reference thereto being had; being the same premises conveyed to the Releasers by deed dated June 17, 1930 and recorded in the Land Records of said Greenwich in Book 274 at Page 295.

SECOND TRACT: All that certain tract of land commencing at a point formed by the intersection of the northerly line of Pemberwick Road with the westerly line of Lot Numbered fourteen (14) on said map and running thence along said northerly and easterly line of Pemberwick Road, North 65 degrees 16' West 19.09 feet, thence on a curve to the right having a radius of 150.0 feet for a distance of 124.27 feet to land now or formerly of American Felt Co., thence along said land now or formerly of American Felt Co., North 48 degrees 19' 20", East 156.74 feet to the southwesterly line of Lot eight (8) as shown on said map, thence along said southwesterly line, South 27 degrees 38', East 69.91 feet, to the westerly line of Lot fourteen (14) as shown on said map, thence along said westerly line, South 20 degrees 19' 20", West 150.0 feet to the place of beginning, being all of the premises conveyed to the Releasers by two certain deeds from American Felt Co., the first dated June 12, 1931 and recorded in said records in Book 299 at Page 64 and the second dated February 7, 1940 and recorded in said records in Book 372 at Page 52, except that portion heretofore conveyed to the Town of Greenwich.

Meaning and intending hereby to transfer an undivided 25% interest in the afore-described property to each one of the releasers.

[Signatures]

[Seal]
To Have and to Hold the premises, with all the appurtenances, unto the said heirs and assigns forever, so that neither heirs nor any other person under or therefrom we are to have any claim, right or title in or to the premises, or any part thereof, but therefore we are hereby barred and excluded.

In Witness Whereof, we have hereunto set our hand and seal this 5th day of December A.D. 1996.

[Signatures]

Frederick J. Whelan, Jr.
John E. Powers, Jr.
Marie J. Powers
Mary F. Morrell

State of Connecticut,
County of Fairfield, as Greenwich

On this the 10th day of December 1996, before me, Frederick J. Whelan, Jr., the undersigned officer, personally appeared John E. Powers, Jr. and Marie J. Powers known to me (or satisfactorily proved to be the person whose names are subscribed to the within instrument) and acknowledged that he executed the same for the purposes therein contained, as also the act and deed.

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

Frederick J. Whelan, Jr.
Commissioner of the Superior Court
Title of Officer

State of Connecticut,
County of

On this the day of 19 , before me, the undersigned officer, personally appeared who acknowledged himself to be the corporation, and that he as such being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as

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

Latest address of Grantor:
No. and Street 13 Merwyn Road
City Wallingford
State CT Zip 06492

Received Record DEC 1 1996 at 2:25 m P M and recorded by Town Clerk
To all People to Whom these Presents shall Come, Greeting:

Know Ye, That

WE, JOHN E. POWERS, JR. and MARIE J. POWERS, 273 Pemberwick Road, Greenwich, CT 06830

for the consideration of ONE DOLLAR and OTHER GOOD AND VALUABLE CONSIDERATION received to our full satisfaction of

SHARON SCHILLING, 13 Merwyn Road, Wellingford, CT 06492 and
JOHN E. POWERS, III, 251 Great Hill Road, Ridgefield, CT 06877

do remise, release, and forever QUITCLAIM unto the said

SHARON SCHILLING and JOHN E. POWERS, III, as tenants in common, their

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

we

the said releasor have or ought to have in or to

ALL those two certain tracts of land, with the buildings and improvements thereon, situated in the Town of Greenwich in the County of Fairfield and State of Connecticut bounded and described as follows:

FIRST TRACT: All that certain lot of land, known and designated as lot numbered fourteen (14) on a certain map entitled, "Subdivision of Property Belonging to American Felt Co., in the Town of Greenwich, Conn," now on file in the Office of the Town Clerk of said Greenwich and numbered 1418, reference thereto being had; being the same premises conveyed to the Releasors by deeds dated June 17, 1930 and recorded in the Land Records of said Greenwich in Book 274 at Page 295.

SECOND TRACT: All that certain tract of land commencing at a point formed by the intersection of the northerly line of Pemberwick Road with the westerly line of Lot Numbered fourteen (14) on said map and running thence along said northerly and easterly line of Pemberwick Road, North 65 degrees 16' West 19.09 feet, thence on a curve to the right having a radius of 150.0 feet for a distance of 124.27 feet to land now or formerly of American Felt Co., thence along said land now or formerly of American Felt Co., North 48 degrees 19' 20", East 156.74 feet to the southwesterly line of Lot eight (8) as shown on said map, thence along said southwesterly line, South 27 degrees 38', East 69.91 feet, to the westerly line of Lot fourteen (14) as shown on said map, thence along said westerly line, South 20 degrees 19' 20", West 150.0 feet to the place of beginning, being all of the premises conveyed to the Releasors by two certain deeds from American Felt Co., the first dated June 12, 1931 and recorded in said records in Book 299 at Page 64 and the second dated February 7, 1940 and recorded in said records in Book 372 at Page 52, except that portion heretofore conveyed to the Town of Greenwich.

Meaning and intending hereby to transfer an undivided 25% interest in the afore-described property to each one of the releasors.

[Signatures]
To Have and to Hold the premises, with all the appurtenances, unto the said Frederick J. Whelan, Jr.
heirs and assigns forever, so that neither we nor our heirs nor any other person shall hereafter have any claim, right or title in or to the premises, or any part thereof, but therein we do hereby release and forever bar and exclude.

In Witness Whereof, we have hereunto set our hand and seal this 15th day of January, A.D. 1997.

Frederick J. Whelan, Jr.  
John E. Powers, Jr.

Mary F. Horrell  
Marie J. Powers

State of Connecticut,  
County of Fairfield  

On this the 15th day of January, 1997, before me, John E. Powers, notary public, personally appeared Frederick J. Whelan, Jr., known to me on satisfactory proof to be the person whose names are subscribed to the within instrument and acknowledged that he executed the same for the purpose therein contained, as his free act and deed.

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

Frederick J. Whelan, Jr.  
Commissioner of the Superior Court

Title of Officer

State of Connecticut,  
County of  

On this the 19th day of January, 1997, before me, John E. Powers, notary public, who acknowledged himself to be the corporation, and that he as such is authorized to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such.

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

Latest address of Grantee:
13 Merwyn Road
Wellingford

Received for Record JAN 16, 1997 at 12:02 PM M, and recorded by Town Clerk.
TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

Know Ye, That we, JOHN E. POWERS, III of the Town of Ashley Falls, Massachusetts and SHARON SCHILLING of the Town of Wallingford, County of New Haven, State of Connecticut

For the consideration of ONE ($1.00) DOLLAR and other valuable consideration received to their full satisfaction of

CHRISTOPHER JOHN RETZLER and KAREN H. RETZLER of the City of New York and State of New York, do give, grant, bargain, sell and confirm unto the said CHRISTOPHER JOHN RETZLER and KAREN H. RETZLER as Tenants-in-Common

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

All that certain lot of land, known and designated as lot numbered fourteen (14) in Block D on a certain map entitled “Subdivision of Property Belonging to American Felt Co., in the Town of Greenwich, Conn.” now on file in the Office of the Town Clerk of said Greenwich and numbered 1418, reference thereto being had.

Said premises are conveyed subject to:

1. Any restrictions or limitations imposed or to be imposed by governmental authority, including local planning and zoning rules and regulations.

2. All taxes and assessments of the Town of Greenwich which become due and payable after the closing of title.

3. Any state of facts which a physical inspection or accurate survey of the premises might disclose.

To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto them the said grantees, and unto their heirs and assigns forever, to them and their own proper use and behoof:

And also, we, the said grantors do for our heirs, executors and administrators, covenant with the said grantees and their heirs and assigns, that at and until the ensealing of these presents, we are well seized of the premises, as a good indefeasible estate, in FEE SIMPLF; and we have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as above stated.

And furthermore, we the said grantors do by these presents bind ourselves and our heirs forever to WARRANT AND DEFEND the above granted and bargained premises to them the said grantees, against all claims and demands whatsoever, except as above stated.
In Witness Whereof, I have hereunto set my hand and seal this 26 day of February, 2004.

Signed, Sealed and Delivered
In the Presence Of:

[Signatures]

STATE OF CONNECTICUT    )
COUNTY OF FAIRFIELD      ) ss: Greenwich

On the 26 day of February, 2004, before me, the undersigned, personally appeared JOHN E. POWERS, III and SHARON SCHILLING, personally known to me or proven to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by their signatures on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the instrument.

[Signature]
Thomas J. Heagney
Commissioner of the Superior Court
DEED HISTORY
Second Tract adjacent to Pemberwick Road

1. American Felt Company to John E. Powers and Mary F. Powers 6/12/31 B299 P64 – southern portion of Second Tract

2. American Felt Company to John E. Powers and Mary F. Powers 2/7/40 B372 P52 – northern portion of Second Tract


4. John E. Powers, Jr. and Marie J. Powers to John E. Powers, III and Sharon Schilling 12/10/96 B2862 P260 – gift of 25% interest to each transferee

5. John E. Powers, Jr. and Marie J. Powers to John E. Powers, III and Sharon Schilling 1/15/97 B2873 P108 – gift of 25% interest to each transferee

6. John E. Powers, III and Sharon Schilling to Christopher John Retzler and Karen H. Retzler 2/26/04 B4563 P93 $500,000
as map No. 346, reference thereto being had for a more particular description of said lots; said lots together being bounded northerly One Hundred one (101) feet, more or less, by lot number Twenty-eight on said map; easterly fifty (50) feet by land now or late of Cyrus W. Loddy; southerly One hundred (100) feet by Thomas Street and westerly Fifty and 06/100 (50.06) feet by Decatur Street.

TO HAVE AND TO HOLD the premises, unto WILLIAM P. KRICKSON, the said Releasee and to his successors, heirs and assigns, to the only use and behoof of the said Releasee his successors, heirs and assigns forever, so that neither they the said Releasee nor any other person or persons in their name and behalf shall or will hereafter claim or demand any right or title to the premises or any part thereof, but they and every one of them shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF we have hereunto set our hands and seal the thirty-first day of August, in the year of our Lord, 1932.

Signed, sealed and delivered in the presence of:

H. A. delima
Anastasia Zimbos

(Seal)
(Seal)

STATE OF CONNECTICUT
STATE OF FAIRFIELD
COUNTY OF FAIRFIELD
COUNTY OF FAIRFIELD

August 31, 1932.

AT Greenwich this 31st day of August 1932 then and there appeared ANGELINA D'ANDREA SERVIDIO and BENJAMIN SERVIDIO, her husband, signers and sealers of the foregoing instrument and severally acknowledged the same to be their free act and deed, before me.

E. A. delima, A Commissioner of the Superior Court.

Received for Record Sept. 30, 1932 at 9:03 A. M. and recorded by:

[Signature]

Town Clerk.

KNOW ALL MEN BY THESE PRESENTS

That AMERICAN FELT COMPANY, a corporation organized and existing under and pursuant to the laws of the State of Massachusetts and having its principal place of business in the City of Boston in said Massachusetts, acting herein by Gerald A. Bramwell, its Treasurer, hereunto duly authorized,

For the consideration of One ($1.00) Dollar and other good and valuable considerations received to its full satisfaction of JOHN E. POWERS and MARY P. POWERS, husband and wife, of the Town of Greenwich, County of Fairfield and State of Connecticut,

doe by these presents remise, release and forever QUIT CLAIM unto the said JOHN E. POWERS and MARY P. POWERS all right, title, interest, claim and demand whatsoever, which it, the said RELEASEE, has or ought to have in or to:

All that certain tract, piece or parcel of land situated in said Town of Greenwich, County of Fairfield and State of Connecticut, and bounded and described as follows:

Beginning at the point formed by the intersection of the Northerly line of Fenderick Road with the Western line of Lot #14, Block D, as shown on a certain map entitled "Subdivision of property Belonging to American Felt Co. in the Town of Greenwich, Conn.," made by J. A. Kirby Co., Civil Engineers and Surveyors, Port Chester, N. Y., May, 1930, now on file or to be filed in the Town Clerk's Office of said Town of Greenwich; running thence along the Northerly line of Fenderick Road North 65° 15' West 56.15 feet, North 55° 08' West 34.12 feet and North 1° 43' 45" East 28.78 feet; thence across land of the Releasee North 64° 59' East 161.16 feet to the Westernly line of Lot #5, Block D, on aforesaid map; thence along the Westernly line of said Lot #5 South 38° 38' East 24.21 feet to the Westernly line of Lot #14, Block D, as shown on aforesaid map; thence along the Westernly line of said Lot #14 South 20° 10' 20" West 180.0 feet to the place of beginning.
BOOK 299 MISCELLANEOUS

Subject to the enacting laws, rules and regulations as established in and for the Town of Greenwich, and to the Town of Greenwich Tax on the list of June 1, 1931, due and payable January 1, 1932.

TO HAVE AND TO HOLD the premises, with all the appurtenances, unto the said RELEASEES, their heirs and assigns forever, so that neither it, the said RELEASE, nor its successors or assigns, nor any person under it or them, shall hereafter have any claim, right or title in or to the premises, or any part thereof, but therefrom it is and they are by these presents forever barred and excluded.

IN WITNESS WHEREOF, AMERICAN FELT COMPANY, by Gerald A. Braswell, Treasurer as aforesaid, has hereunto set its corporate name and affixed its corporate seal this 12th day of June, A.D. 1931.

SIGNED, SEALED AND DELIVERED

AMERICAN FELT COMPANY (SEAL)

In Presence of:

By Gerald A. Braswell (L.S.)

Treasurer

C. A. Chase

STATE OF NEW YORK

COUNTY OF NEW YORK

CITY OF NEW YORK

June 12, A.D. 1931.

Personally appeared AMERICAN FELT COMPANY, by Gerald A. Braswell, Treasurer as aforesaid, signor 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 corporation, before me.

(Noteary Seal)

State of New York, ss.,

County of New York,

I, DANIEL E. FINN, Clerk of the County of New York, and also Clerk of the Supreme Court for the said County, the same being a Court of Record, having a seal, DO HEREBY CERTIFY, that John T. Burns whose name is subscribed to the deposition or certificate of the proof or acknowledgment of the annexed instrument, and therein 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 hereto set my hand and affixed the seal of the said Court and County, the 12th day of June, 1931.

(Ded)

Daniel E. Finn, Clerk.

Received for Record Sept. 30, 1932 at 9:07 A.M. and recorded by:-

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

SS., PROBATE DISTRICT OF GREENWICH

THIS IS TO CERTIFY THAT John Richardson of the town of Greenwich, in said District, died on the 2nd day of September, 1932, at said Greenwich that said deceased was the owner of real estate located in the said Town of Greenwich, and that said deceased left no will.

Greenwich, Connecticut, September 24th, 1932.

Certified by

Elizabeth R. Richardson, Administratrix.
BOOK 372 MISCELLANEOUS

That I verify believe, the signature to the annexed proof, affidavit or acknowledgment is genuine and that the annexed instrument is executed and acknowledged according to the laws of Colorado, which do not require that an impression of the seal of said Notary Public be filed in my office.

IN TESTIMONY WHEREOF, I have set my hand and affixed my official seal at Denver, in said County, the 26th day of Sept., A. D. 1940.

(SEAL)

George P. Rock, Clerk and Recorder,

STATE OF CONNECTICUT  
COUNTY OF FAIRFIELD  
GP; GREENWICH  
Sept. 26, A. D., 1940.

Personally appeared THE GREENWICH TRUST COMPANY, as Successor-Trustee aforesaid, by E. C. Blackford, its President, and F. R. Cimbora, Jr., its Secretary-Treasurer, both hereunto duly authorized, signers and sealers of the foregoing instrument, and acknowledged the same to be their free act and deed, and the free act and deed of said corporation, as such Successor-Trustee, before me.

Evelyn A. O'Neill, Notary Public.

Received for record Oct. 1, 1940 at 2:02 P.M. and Recorded by:

[Signature]

Town Clerk.

[Signature]

John A. Newby, Clerk.

[Signature]

Q. C.

THIS AMERICAN FELT COMPANY, a Massachusetts corporation having its principal place of business in Boston, Massachusetts, acting herein by George E. Day, its Treasurer, hereunto duly authorized, for the consideration of One ($1.00) Dollar and other good and valuable considerations, received to its full satisfaction of JOHN E. POWER and MARY F. POWER, husband and wife, of the Town of Greenwich, County of Fairfield and State of Connecticut, does by these presents release, release and forever QUIT-CLAIM unto the said JOHN E. POWER and MARY F. POWER all right, title, interest, claim and demand whatsoever which it the said MELADOW has or ought to have in or to;

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

Comencing at a point on the Southwesterly side of Lot No. 8, Block D, shown on a certain map entitled "Subdivision of Property Belonging to American Felt Co. In The Town of Greenwich, Conn." made by J. A. Kirby Co., Civil Engineers & Surveys, Fort Chester, N. Y. dated May, 1930, on file in the office of the Town Clerk of said Town of Greenwich as Map 4143, formed by the intersection therewith of the division line between the premises heretofore conveyed by the Releasor to the Heleassee by deed dated June 12, 1931 and recorded in the Town of Greenwich Land Records in Book 294 at Page 64 with the premises hereby conveyed and running thence along land of the Heleassee South 45° 59' 59" West 152.21 feet to a point, thence through land of the Releasor North 45° 19' 20" East 106.74 feet, thence along the Southwesterly side of said Lot No. 8 South 27° 58' East 45.00 feet to the point or place of beginning.

Said premises are bounded Northwesterly by Lot No. 8 as shown on said map, Southwesterly by other land of the Heleassee and Northwesterly by other land of the Releasor.

Said premises are more particularly shown on a certain map entitled "Map Of A Portion of Lot 16 Property Belonging To American Felt Co. in The Town of Green-
BOOK 372 MISCELLANEOUS

with, Comm., made by J. A. Kirby Co., Civil Engineers & Surveyors Port Chester, N. Y. Dec. 20, 1940.

TO HAVE AND TO HOLD the premises, with all the appurtenances, unto the said LESSEES, their heirs and assigns forever, so that neither the said LESSOR nor its successors and assigns, nor any person under it or them, shall hereafter have any claim, right or title in or to the premises, or any part thereof, but that from it and they are by these presents forever barred and excluded.

IN WITNESS WHEREOF, AMERICAN FELT COMPANY, by George W. Gay its Treasurer as aforesaid, has hereunto set its corporate name and affixed its corporate seal this 7th day of February, A. D. 1940.

SIGNED, SEALED AND DELIVERED

IN PRESENCE OF

Kenneth N. Peattie

State of New York

COUNTY OF NEW YORK

February 7th, A. D., 1940.

Personally appeared AMERICAN FELT COMPANY, by George W. Gay its Treasurer as aforesaid, 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 corporation before me.

(Notary Seal)

John T. Burns, Notary Public.
Notary Public, Nassau County Nassau
County Clerk No. 1761 New York Co. Clerk

STATE OF NEW YORK

COUNTY OF NEW YORK

NO. 32900

I, ARCHIBALD H. WATSON, County Clerk and Clerk of the Supreme Court, New York County, the same being a Court of Record having by law a seal, do hereby certify, that JOHN T. BURNS whose name is subscribed to the annexed certificate or proof of acknowledgment of the annexed instrument was at the time of taking the same a NOTARY PUBLIC acting in and for said county, duly commissioned and sworn, and qualified to act as such; that he has filed in the Clerk's Office of the County of New York a certified copy of his appointment and qualification as Notary Public for the County of Nassau with his autograph signature; that as 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 acknowledgment and proof of deeds and other written instruments for lands, tenements and hereditaments, to be read in evidence or recorded in this state; and further, that I am well acquainted with the handwriting of such Notary Public and verify believe that his signature to such proof or acknowledgment is genuine.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Court at the City of New York, in the County of New York, this 7th day of Feb., 1940.

(Notary Seal)

Archibald H. Watson, County Clerk and Clerk of the Supreme Court.

Received for Record Oct. 9, 1940 at 2:10 P. M. and Recorded by:-

Title Actso.

CERTIFICATE OF TITLE ABSOLUTE

TO ALL WHOM IT MAY CONCERN:

This is to certify that a certain mortgage from Emil Toikka given to Mutual Trust
TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, that JOHN E. POWERS also known as JOHN EDWARD POWERS and MARY F. POWERS for the consideration of one dollar and other valuable consideration received to their full satisfaction of JOHN E. POWERS, JR. and MARIE J. POWERS do by these presents remise, release, and forever QUIT CLAIM unto the said JOHN E. POWERS, JR. and MARIE J. POWERS and unto the survivor thereof, all right, title, interest, claim and demand whatsoever which we the said RELEASEES have or ought to have in or to,

All those two certain tracts of land, with the buildings and improvements thereon, situated in the town of Greenwich in the county of Fairfield and state of Connecticut bounded and described as follows:

FIRST TRACT: All that certain lot of land, known and designated as lot numbered fourteen (14) on a certain map entitled, "Subdivision of Property Belonging to American Felt Co. in the Town of Greenwich, Conn," now on file in the office of the town clerk of said Greenwich and numbered 1418, reference thereto being had; being the same premises conveyed to the Releasees by deed dated June 17, 1930 and recorded in the land records of said Greenwich in book 274 at page 295.

SECOND TRACT: All that certain tract of land commencing at a point formed by the intersection of the northerly of Pembewick Road with the westerly line of lot numbered fourteen (14) on said map and running thence along said northerly and easterly line of Pembewick Road, north 65°16' west 19.09 feet, thence on a curve to the right having a radius of 150.0 feet for a distance of 124.27 feet to land now or formerly of American Felt Co., thence along said land now or formerly of American Felt Co., north 48° 19'20", east 156.74 feet to the southwesterly line of lot eight (8) as shown on said map, thence along said southwesterly line, south 27°38', east 69.91 feet, to the westerly line of lot fourteen (14) as shown on said map, thence along said westerly line, south 20°19'20", west 150.0 feet to the place of beginning, being all of the premises conveyed to the Releasees by two certain deeds from American
Felt Co., the first dated June 12, 1931 and recorded in said records in book 299 at page 64 and the second dated February 7, 1940 and recorded in said records in book 372 at page 52, except that portion heretofore conveyed to the town of Greenwich.

TO HAVE AND TO HOLD the premises, with all the appurtenances, unto the said RELEASEES/them and unto the survivor of them, and assigns forever, so that neither we the said RELEASES nor our heirs and assigns or any person under them shall hereafter have any claim, right or title in or to the premises, or any part thereof, but therefrom they are by these presents forever barred and excluded.

IN WITNESS WHEREOF, we, the said Releasors have hereunto set our hands and seals this 21st day of December, A.D. 1973.

Signed, sealed and delivered )

in the presence of
giulio e. muto )
John E. Powers L.S.

JAMES J. DUNN )
Mary F. Powers L.S.

COUNTY OF FAIRFIELD )

Personally appeared JOHN E. POWERS and MARY F. POWERS signers and sealers of the foregoing instrument, and acknowledged the same to be their free act and deed, before me.

James J. Dunn
Notary Public.

JAN 18 1974
(Seal)

Notarized for Recordation at 2 D in Pd. and recorded by:

Twin Clark
To all People to Whom these Presents shall Come, Greeting:

Know Ye, That

WE, JOHN E. POWERS, JR. and MARIE J. POWERS
273 Pemberwick Road, Greenwich, CT 06830

for the consideration of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION
received of us, full satisfaction of

SHARON SCHILLING, 13 Mervyn Road, Wellingford, CT 06492 and
JOHN E. POWERS, III, 251 Great Hill Road, Ridgefield, CT 06877

do remise, release, and forever QUITCLAIM unto the said

SHARON SCHILLING and JOHN E. POWERS, III as tenants in common, their

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

we

the said releasees have or ought to have in or to

ALL those two certain tracts of land, with the buildings and
improvements thereon, situated in the Town of Greenwich in the
County of Fairfield and State of Connecticut bounded and
-described as follows:

FIRST TRACT: All that certain lot of land, known and designated
as lot numbered fourteen (14) on a certain map entitled,
"Subdivision of Property Belonging to American Felt Co., in the
Town of Greenwich, Conn." now on file in the Office of the Town
Clerk of said Greenwich and numbered 1418, reference thereto
being had; being the same premises conveyed to the Releasors by
deed dated June 17, 1930 and recorded in the Land Records of
said Greenwich in Book 274 at Page 295.

SECOND TRACT: All that certain tract of land commencing at a
point formed by the intersection of the northerly line of
Pemberwick Road with the westerly line of Lot Numbered fourteen
(14) on said map and running thence along said northerly and
easterly line of Pemberwick Road, North 65 degrees 16' West
19.09 feet, thence on a curve to the right having a radius of
150.0 feet for a distance of 124.27 feet to land now or formerly
of American Felt Co., thence along said land now or formerly
of American Felt Co., North 48 degrees 19' 20", East 156.74 feet to
the southwesterly line of Lot eight (8) as shown on said map,
thence along said southwesterly line, South 27 degrees 30', East
69.91 feet, to the westerly line of Lot fourteen (14) as shown
on said map, thence along said westerly line, South 20 degrees
19' 20", West 150.0 feet to the place of beginning, being all of
the premises conveyed to the Releasors by two certain deeds from
American Felt Co., the first dated June 12, 1931 and recorded in
said records in Book 299 at Page 64 and the second dated
February 7, 1940 and recorded in said records in Book 372 at
Page 52, except that portion heretofore conveyed to the Town of
Greenwich.

Meaning and intending hereby to transfer an undivided 25% interest in the afore-described property to each one of the
releasors.

[Signatures]
To Have and to Hold the premises, with all the appurtenances, unto the said
Releasees, their heirs and assigns forever, so that neither heirs nor any other person under
or them shall hereby have any claim, right or title in or to the premises, or any part thereof,
but therefore we are
and they are by these presents forever barred and excluded.

In Witness Whereof, have hereunto set our hand and seal
this 10th day of December A.D. 1996

Frederick J. Whelan, Jr.  John E. Powers, Jr.
Mary Morrell              Marie J. Powers

State of Connecticut,
County of Fairfield        Greenwich

On this the 10th day of December 1996, before me, Frederick J. Whelan, Jr., John E. Powers, Jr., and Marie J. Powers
known to me (or satisfactorily proven) to be the person whose names are subscribed to the within instrument, and acknowledged that I he executed
the same for the purposes therein contained, as the free act and deed.
In Witness Whereof, I hereunto set my hand and official seal.

Frederick J. Whelan, Jr.
Commissioner of the Superior Court
Title of Officer

State of Connecticut,
County of

On this the 19 day of December 1996, before me, Frederick J. Whelan, Jr., John E. Powers, Jr., and Marie J. Powers
who acknowledged himself to be the authorized to do, executed the foregoing instrument for the purposes therein contained,
by signing the name of the corporation by himself as
In Witness Whereof, I hereunto set my hand and official seal.

Latest address of Grantee:
No. and Street 13 Herwyn Road
City Wellingford
State CT
Zip 06492

Received of Record 13 1996 at 2h 25 m P M
Town Clerk
To all People to Whom these Presents shall Come, Greeting:

Know Ye, That

WE, JOHN E. POWERS, JR. and MARIE J. POWERS, 273 Pemberwick Road, Greenwich, CT 06830

for the consideration of ONE DOLLAR and OTHER GOOD AND VALUABLE CONSIDERATION
received to our full satisfaction of SHARON SCHILLING, 15 Morven Road, Wellingford, CT 06492 and JOHN E. POWERS, III, 251 Great Hill Road, Ridgefield, CT 06877
do remise, release, and forever QUITCLAIM unto the said SHARON SCHILLING and JOHN E. POWERS, III, as tenants in common, their heirs and assigns forever, all the right, title, interest, claim and demand whatsoever as we the said releasers have or ought to have in or to

ALL those two certain tracts of land, with the buildings and improvements thereon, situated in the Town of Greenwich in the County of Fairfield and State of Connecticut bounded and described as follows:

FIRST TRACT: All that certain lot of land, known and designated as lot number fourteen (14) on a certain map entitled "Subdivision of Property Belonging to American Felt Co., in the Town of Greenwich, Conn." now on file in the Office of the Town Clerk of said Greenwich and numbered 1418, reference thereto being had; being the same premises conveyed to the Releasers by deed dated June 17, 1930 and recorded in the Land Records of said Greenwich in Book 274 at Page 295.

SECOND TRACT: All that certain tract of land commencing at a point formed by the intersection of the northerly line of Pemberwick Road with the westerly line of Lot Numbered fourteen (14) on said map and running thence along said northerly and easterly line of Pemberwick Road, North 65 degrees 16' West 19.09 feet, thence on a curve to the right having a radius of 150.0 feet for a distance of 124.27 feet to land now or formerly of American Felt Co., thence along said land now or formerly of American Felt Co., North 48 degrees 19' 20", East 156.74 feet to the southwesterly line of Lot eight (8) as shown on said map, thence along said southwesterly line, South 27 degrees 30', East 69.91 feet, to the westerly line of Lot fourteen (14) as shown on said map, thence along said westerly line, South 20 degrees 19' 20", West 150.0 feet to the place of beginning, being all of the premises conveyed to the Releasers by two certain deeds from American Felt Co., the first dated June 12, 1931 and recorded in said records in Book 299 at Page 64 and the second dated February 7, 1940 and recorded in said records in Book 372 at Page 52, except that portion heretofore conveyed to the Town of Greenwich.

Meaning and intending hereby to transfer an undivided 25% interest in the afore-described property to each one of the releasers.

[Signatures]

[Town Clerk]
To Have and to Hold the premises, with all the appurtenances, unto the said
Releasee and his heirs Assigns forever, so that neither we nor
our heirs nor any other person, nor us or them shall hereafter have any claim, right or title in or to the premises, or any part thereof,
but therefrom we are by these presents forever barred and excluded.

In Witness Whereof, we have hereunto set our hand and seal
this 15th day of January A.D. 1997

Frederick J. Whelan, Jr.  
John E. Powers, Jr.

Jane E. Morrell  
Mary J. Powers

State of Connecticut.  
County of Fairfield  

On this the 15th day of January 1997 before me, Frederick J. Whelan, Jr., the undersigned officer, personally appeared and John E. Powers, and Marie J. Powers known to me to be the persons whose names are subscribed to the within instrument and acknowledged to be the same for the purposes therein contained, as their heirs, and executors.

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

Frederick J. Whelan, Jr.  
Commissioner of the Superior Court

Title of Officer

State of Connecticut.  
County of  

On this the day of , 1997 before me, the undersigned officer, personally appeared of being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as

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

Latest address of Grantor:  

13 Mervyn Road  
Wallingford  

City  
State  
Zip 606492

Received for Record  at 12:00  M. and recorded by Town Clerk
TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

Know Ye, That we, JOHN E. POWERS, III of the Town of Ashley Falls, Massachusetts and SHARON SCHILLING of the Town of Wallingford, County of New Haven, State of Connecticut

For the consideration of ONE ($1,00) DOLLAR and other valuable consideration received to their full satisfaction of

CHRISTOPHER JOHN RETZLER and KAREN H. RETZLER of the City of New York and State of New York, do give, grant, bargain, sell and confirm unto the said CHRISTOPHER JOHN RETZLER and KAREN H. RETZLER as Tenants-in-Common

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

All that certain tract of land commencing at a point formed by the intersection of the northerly line of Pemberwick Road with the westerly line of Lot Numbered fourteen (14) on map numbered 1418 in the Greenwich Land Records and running thence along said northerly and easterly line of Pemberwick Road, North 65 degrees 16' West 19.09 feet, thence on a curve to the right having a radius of 150.0 feet for a distance of 124.27 feet to land now or formerly of American Felt Co., thence along said land now or formerly of American Felt Co., North 48 degrees 19' 20", East 156.74 feet to the southwesterly line of Lot eight (8) as shown on said map, thence along said southwesterly line, South 27 degrees 38', East 69.91 feet, to the westerly line of Lot fourteen (14) as shown on said map, thence along said westerly line, South 20 degrees 19' 20", West 150.0 feet to the place of beginning, being all of the premises conveyed to John E. Powers and Mary F. Powers by two certain deeds from American Felt Co., the first dated June 12, 1931 and recorded in said records in Book, 299 at Page 64 and the second dated February 7, 1940 and recorded in said records in Book 372 at Page 52, except that portion heretofore conveyed to the Town of Greenwich.

Said premises are conveyed subject to:

1. Any restrictions or limitations imposed or to be imposed by governmental authority, including local planning and zoning rules and regulations.

2. All taxes and assessments of the Town of Greenwich which become due and payable after the closing of title.

3. Any state of facts which a physical inspection or accurate survey of the premises might disclose.

To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto them the said grantees, and unto them, and unto their heirs and assigns forever, to them and their own proper use and behoof.

And also, we, the said grantors do for our heirs, executors and administrators, covenant with the said grantees and them, and with their heirs and assigns, that at and until the ensealing of these
presents, we are well seized of the premises, as a good indefeasible estate, in FEE SIMPLE; and we have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as above stated.

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

In Witness Whereof, I have hereunto set my hand and seal this 26 day of February, 2004.

Signed, Sealed and Delivered
In the Presence Of:

John E. Powers III

Sharon Schilling

STATE OF CONNECTICUT  )  ss: Greenwich
COUNTY OF FAIRFIELD  )  February 26, 2004

On the 26 day of February, 2004, before me, the undersigned, personally appeared JOHN E. POWERS, III and SHARON SCHILLING, personally known to me or proven to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by their signatures on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the instrument.

Thomas J. Heagney
Commissioner of the Superior Court
DEED HISTORY
issued by

ALLISON BRACCHI

To: Whitman, Breed, Abbott & Morgan,
500 West Putnam Avenue, 2nd Floor
Greenwich, Connecticut 06830
Attn: Thomas F Hartch, Esq.
203-869-3800 Fax 203-869-1951

File No. AB 064-21
Date: June 4, 2021
Property Address: 351 Pemberwick Road
Greenwich, Connecticut

THIS IS TO REPORT, that after an examination of the Land Records, as indexed, of the Town of Greenwich, County of Fairfield and State of Connecticut, to the date and time hereof, the Deed History of 351 Pemberwick Road is as follows:


Dated at Stamford, Connecticut this 3rd day of June, 2021 at 8am.

__________________________
Allison Bracchi
In Witness Whereof, we have hereunto set our hands and seals this 24th day of May in the year of our Lord nineteen hundred and sixty-nine.

Rocco R. P. Ferra

Thomas E. Grout

Pallina V. Ferra

Thomas E. Grout

STATE OF CONNECTICUT,
County of FAIRFIELD
Greerich

On this the 24th day of May, 1969, before me, the undersigned officer, personally appeared

ROCCO R. P. FERRA

THOMAS E. GROUT and MAGGIE V. GROUT

who are personally known to me for identification purposes, and acknowledged the execution of the wills for the purposes herein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Rocco R. P. Ferra
Notary Public

Received for Record May 2, 1969.

J. Elisha C. Burt, Secretary of State of the State of Delaware.

I hereby certify that the above and foregoing is a true and correct copy of Certificate of Ownership of the "GAP CORPORATION", a corporation organized and existing under the laws of the State of Delaware, merging the "AMERICAN FELT COMPANY", a corporation organized and existing under the laws of the Commonwealth of Massachusetts, pursuant to Section 251 of the General Corporation Law of the State of Delaware, as received and filed in this office the twenty-fourth day of May, A.D. 1969, at 2:00 o'clock P.M.

In Testimony Whereof, I have hereunto set my hand and official seal at Dover this eleventh day of September, in the year of our Lord one thousand nine hundred and sixty-eight.

J. Elisha C. Burt
Secretary of State

C. F. Delano

Recorded to Date: May 2, 1969, at 2:00 o'clock P.M.
BARGAIN AND SALE DEED

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

KNOW YE, that GAP CORPORATION, a Delaware Corporation, having its principal place of business at 140 West 31st Street, New York, New York, acting herein by James T. Sherwin, its Executive Vice President, hereunto duly authorized (hereinafter referred to as "Grantor"), for the consideration of FIVE MILLION THREE HUNDRED AND SEVENTY-FIVE THOUSAND DOLLARS ($5,375,000) received to its full satisfaction of FAIRFIELD ASSOCIATES, a Limited Partnership organized and existing under the laws of the State of Connecticut, and having its principal place of business at 100 Putnam Green, Greenwich, Connecticut (hereinafter referred to as "Grantee"), does give, grant, and unto its successors and assigns, bargain, sell and confirm unto the said Grantee the real property with the buildings and improvements thereon (hereinafter collectively referred to as the "Premises") specifically described in Schedule A attached hereto and made a part hereof, together with all the rights, privileges and benefits, but subject nevertheless to the restrictive covenants, easements, agreements, encumbrances and provisions set forth or referred to in Schedule B attached hereto and made a part hereof.

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

THE GRANTOR covenants and agrees with Grantee, its successors and assigns that it has not done or suffered anything whereby the title to the premises has become encumbered or defective in any manner whatsoever except as aforesaid.

IN WITNESS WHEREOF, the Grantor has caused its corporate hand to be set and its seal to be affixed, by its said officer this 31st day of January, 1979.

Signed, Sealed and Delivered in the presence of:

GAF CORPORATION

By: James T. Sherwin
Its Executive Vice President

Jennette Graham Nady

State of New York } ss.
County of New York } January 31, 1979

Personally appeared, GAF CORPORATION, by James T. Sherwin, its Executive Vice President, 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 Corporation, before me.

Notary Public

[Notary Public Seal]
SCHEDULE A

All those certain tracts, pieces or parcels of land, together with the buildings and improvements thereon, situated in the Town of Greenwich, County of Fairfield and State of Connecticut, bounded and described as follows:

I. BEGINNING at the point formed by the intersection of the division line between land of the granter and land of the Town of Greenwich with the southerly line of Glenville Street and running thence along land of the Town of Greenwich S. 29° 50' 30" W. 32.22 feet, S. 19° 35' 30" W. 42.1 feet, S. 7° 26' 30" W. 59.7 feet, S. 25° 13' 30" E. 125.4 feet and S. 11° 41' 30" W. 128.3 feet, thence still along land of the Town of Greenwich to and across Pemberwick Road S. 24° 07' 30" W. 93.7 feet, thence easterly along the southerly line of Pemberwick Road N. 86° 44' 30" E. 124.8 feet, thence along land of the Town of Greenwich S. 12° 52' 30" W. 215.0 feet and S. 12° 39' 30" W. 397.0 feet, thence along land of Donnelly N. 84° 17' 30" W. 85.5 feet, S. 10° 19' 30" E. 55.0 feet and S. 29° 20' 30" W. 56.3 feet, thence still along land of Donnelly to and through Hawthorne Street S. 46° 55' 30" W. 25.0 feet, thence still through Hawthorne Street to and along land of Fox to and along land of Albanzo S. 4° 38' 30" W. 198.6 feet, S. 83° 16' 30" E. 44.65 feet and S. 5° 40" E. 66.44 feet to the westerly line of Greenway Drive, thence southerly along the westerly line of Greenway Drive 59.8 feet along the arc of a circle curving to the left on a radius of 125.35 feet and S. 5° 30' 30" W. 64.97 feet, thence northerly along land of Cucio 212.15 feet along the arc of a circle curving to the left on a radius of 135.66 feet, N. 41° 51' 30" W. 23.69 feet and N. 81.16 feet along the arc of a circle curving to the right on a radius of 100.0 feet, N. 4° 38' 30" E. 1.82 feet and N. 83° 16' 30" W. 62.47 feet, thence still along land of Cucio to and along land of Bunk S. 1° 50' 30" W. 220.56 feet and S. 84° 8' 30" W. 60.07 feet, thence along land of Caviola N. 84° 29' 30" W. 67.37 feet, thence still along land of Caviola to and along land of Giannino Cucolico to and along land of Gerald Cucolico S. 7° 43' 40" W. 261.8 feet and S. 84° 29' 30" W. 65.02 feet, thence along land of Walter Adams S. 83° 16' 30" W. 39.63 feet, thence still along land of Walter Adams to and along land of Walter and Eleanor Adams S. 1° 35' E. 225.0 feet, thence along land of Towers S. 30° 27' 30" W. 156.74 feet and S. 67° 07' 30" W. 8.97 feet to the easterly line of Pemberwick Road, thence northerly along the easterly line of Pemberwick Road N. 3° 12' 15" E. 160.82 feet, N. 1° 35' W. 206.7 feet, N. 7° 00' E. 158.82 feet, N. 9° 44' 30" E. 105.58 feet and N. 0° 29' 15" W. 292.92 feet, thence westerly across Pemberwick Road N. 83° 15' 30" W. 50.4 feet, thence southerly along the westerly line of Pemberwick Road S. 0° 29' 15" E. 294.77 feet, S. 9° 44' 30" W. 103.19 feet, E. 7° 00' W. 163.76 feet and S. 1° 35' E. 36.87 feet, thence along other lands of the Granter S. 88° 25' W. 49.43 feet to the approximate center line of the Byram River, thence northerly along the approximate center line of the Byram River, being along unclaimed land N. 1° 55' W. 80.86 feet, N. 11° 12' 20" E. 108.06 feet, N. 6° 54' 40" E. 83.1 feet and N. 1° 42' 40" W. 151.55 feet, thence along land of Etti Studios, Inc. N. 3° 00' 30" E. 180.5 feet, N. 9° 02' 30" W. 42.55 feet, S. 82° 33' 30" W. 320.67 feet, N. 5° 20' 30" W. 339.16 feet and S. 84° 39' 30" W. 115.23 feet to the easterly line of a turnaround located at the easterly end of Etti Lane, thence northerly and westerly along the easterly and northerly line of said turnaround 77.84 feet along the arc of a circle curving to the left on a radius of 50.0 feet, thence along land of Nellman N. 26° 50' 30" W. 94.35 feet, thence along other land of the Granter to and
along land of Hayores N. 64° 35' 30" E. 83.1 feet, thence along other land of the grantor, N. 17° 29' 30" E. 34.5 feet and N. 18° 37' 30" E. 22.7 feet, thence along land of Campbell N. 72° 09' 30" E. 53.3 feet and N. 61° 45' 30" E. 92.31 feet, N. 20° 02' W. 46.36 feet, and S. 69° 58' W. 100.0 feet, thence across the easterly end of Sioux Place N. 17° 46' 30" E. 41.5 feet, thence westerly along the northerly line of Sioux Place N. 56° 48' 50" W. 23.0 feet, thence along land of Greenwich Association for Retarded Children, Inc. N. 25° 04' 30" E. 151.52 feet and N. 17° 46' 30" E. 107.7 feet, thence along land of Klosowski to and along land of Scurio to and along land of Orlovitz N. 18° 15' 30" E. 126.1 feet and N. 17° 59' 30" E. 88.1 feet, thence along land of Hoffkins S. 60° 44' 30" E. 26.5 feet, N. 26° 17' 30" E. 75.04 feet and N. 60° 44' 30" W. 99.64 feet to the easterly line of Glenville Street, thence northerly along the easterly line of Glenville Street N. 28° 34' E. approximately 12 feet, thence still along the easterly line of Glenville Street in a northerly direction approximately 242 feet, thence along land of the Connecticut American Water Co. N. 63° 25' 34" E. approximately 63 feet and N. 28° 17' 06" W. 10.0 feet to the southerly line of Glenville Street, thence easterly along the southerly line of Glenville Street 20.77 feet along the arc of a circle curving to the right on a radius of 70.0 feet, S. 80° 07' E. 79.45 feet and S. 74° 14' 30" E. 343.3 feet to the point of beginning and containing approximately 24.126 acres.

THE general boundaries of the above described tract of land are northerly by the Connecticut American Water Co., by Glenville Street, by Pemberwick Road, by land of Albano, land of Gerald Capocci, land of Hayores, by other land of the grantor, land of McKeever, land of Campbell, and by land of Ceccio; easterly by land of the Town of Greenwich, by a portion of Pemberwick Road, by other land of the Town of Greenwich, land of Donnelly, by a portion of Haworths Street, by land of Fox, land of Albano, by Glenwood Drive, by land of Ceccio, land of Bank, land of Caviola, land of Capocci, land of Gerald Capocci, land of Walter Adams, land of Walter and Eleanor Adams and by Pemberwick Road; southerly by land of Donnelly, land of Ceccio, land of Caviola, land of Powers, by a portion of Pemberwick Road, by land of the grantor, by land of Campbell, by land of Ett Studios, Inc., by Ett Lane, by Sioux Place and by land of Hoffkins; westerly by land of Ceccio, by Pemberwick Road, by unclaimed land, by land of Ett Studios, Inc. by Ett Lane, by land of Nilsen, land of the grantor, land of McKeever, land of Campbell, by Sioux Place, by Greenwich Association for Retarded Children, Inc., land of Klosowski, land of Orlovitz, land of Hoffkins and by Glenville Street.

II. BEGINNING at the point formed by the intersection of the division line between land of the grantor and land of Angeley with the easterly line of Glenville Street and running thence easterly along land of Angeley 100.0 feet, thence along land of Powers S. 36° 27' 30" W. 63.2 feet, thence along other land of the grantor N. 49° 52' 30" W. 100.0 feet to the easterly line of Glenville Street, thence northerly along the easterly line of Glenville Street N. 16° 32' 30" E. 51.0 feet to the point of beginning and containing approximately 5700 sq. ft.

THE general boundaries of the above described tract of land are northerly by land of Angeley; easterly by land of Powers; southerly by other land of the grantor; westerly by Glenville Street.
III. BEGINNING at the point formed by the intersection of the division line between land of the grantor and land of Mayoress with the easterly line of Glenville Street, said point being the southwest corner of the lot hereinafter described and running thence northerly along the easterly line of Glenville Street N. 45° 55' 30" E. 75.0 feet, thence along other land of the grantor to and along land of Powers S. 69° 52' 30" E. 200.0 feet, thence along land of McKeever S. 10° 26' 30" W. 60.7 feet, thence along land of the grantor N. 49° 33' 30" W. 44.0 feet, thence along land of Mayoress S. 40° 52' 30" W. 199.28 feet to the point of beginning and containing 16,218 sq. ft.

The general boundaries of the above described tract of land are northerly by other land of the grantor and land of Powers; easterly by land of McKeever; southerly by other land of the grantor and by land of Mayoress; westerly by Glenville Street.

IV. BEGINNING at the point formed by the intersection of the division line between land of the grantor and land of Ricciardi with the easterly line of Glenville Street and running thence northerly along the easterly line of Glenville Street N. 51° 25' 30" E. 84.1 feet, thence along land of Mayoress S. 49° 52' 30" E. 176.61 feet, thence along land of the grantor to and along land of Neilsen S. 64° 35' 30" W. 90.75 feet, thence along land of Ricciardi N. 49° 52' 30" W. 155.5 feet to the point of beginning and containing 13,718 sq. ft.

The general boundaries of the above described tract of land are northerly by land of Mayoress; easterly by land of the grantor and land of Neilsen; southerly by land of Ricciardi; westerly by Glenville Street.

V. BEGINNING at the point formed by the intersection of the division line between land of the grantor and land of Weiss with the westerly line of Pemberton Road and running thence along land of Weiss S. 89° 40' 30" W. 152.22 feet and S. 2° 25' 20" W. 197.79 feet, thence along land of Tyminski S. 9° 28' 30" E. 71.9 feet, S. 35° 52' 30" E. 75.83 feet, and S. 42° 40' 20" E. 43.92 feet, thence still along land of Tyminski being along the northerly end of a 10 foot wide easement running southeasterly to Pemberton Road S. 83° 51' 30" W. 7.63 feet, thence along land of Pemberton Properties N. 42° 58' 30" W. 37.01 feet, N. 35° 31' 30" W. 89.6 feet, N. 38° 37' 30" W. 21.2 feet, N. 42° 17' 30" W. 30.04 feet, N. 42° 17' 30" W. 30.76 feet, S. 35° 31' 30" W. 26.01 feet, S. 25° 06' 30" W. 11.69 feet and S. 49° 47' 20" W. 22.03 feet to the approximate center line of the Byram River, thence along land of Greenwich Hills Residents Association, Inc. being along the approximate center line of the Byram River N. 20° 13' W. 72.06 feet, N. 26° 44' 10" W. 156.14 feet, N. 7° 56' 20" W. 40.45 feet and N. 18° 20' 20" W. 92.27 feet, thence still along the approximate center line of the Byram River being along unclaimed land N. 47° 37' 30" W. 113.28 feet and N. 6° 45' 10" W. 64.58 feet, thence along other land of the grantor and along land of Whiteford N. 46° 05' 20" E. 111.32 feet, N. 39° 29' 20" E. 32.6 feet, N. 46° 24' 10" E. 26.0 feet, N. 56° 29' 50" E. 16.96 feet and N. 66° 08' 50" E. 4.08 feet, thence along land of Zehalka S. 15° 01' 40" W. 154.72 feet, N. 69° 25' 10" E. 103.94 feet and N. 65° 40' 50" E. 53.54 feet, thence still along land of Zehalka to and along land of Zehalka Estate N. 69° 12' 30" E. 42.14 feet, N. 68° 49' 10" E. 55.92 feet, N. 73° 03' 20" E. 12.57 feet, S. 81° 31' 20" W. 20.75 feet, S. 49° 03' 40" E. 17.91 feet and S. 43° 47' 10" E. 53.65 feet to the westerly line of Pemberton Road, thence southerly along the westerly line of Pemberton Road S. 6° 28' W. 214.51 feet to the point of beginning and containing 3.411 acres.

The general boundaries of the above described tract of land are northerly by other land of the grantor, land of Whiteford, land of Zehalka and land of the Zehalka Estate; easterly by land of Zehalka, by Pemberton Road, by land of Weiss and land of Tyminski; southerly by land of Weiss; land of Tyminski and land of Pemberton Properties; westerly by land of Greenwich Hill Residents Association, Inc. and by unclaimed land.
SCHEDULE A - Page Four

TOGETHER with all right, title and interest of the Grantor in and to said Byram River and the land under and/or abutting the same.

TOGETHER with all rights conveyed to American Felt Company by Albert N. Bender by Deed dated May 22, 1917, and recorded in the Greenwich Land Records in Book 161 at page 164.

TOGETHER with the water rights, dam, race way and all other appurtenances to the premises belonging and in any wise appertaining.

TOGETHER also with all rights, reservations, and title, if any, of the Grantor in and to a strip of land ten (10') feet in width, more or less, bounded on the north by the premises, on the east by land of Kyrinski, on the south by Fensyewick Road; and on the west by Fensyewick Properties, as set forth in Book 832 at page 234 of the Greenwich Land Records.

SAID premises are conveyed together with the following as set forth in a certain Quit-Claim Deed from Russell, Burdsall and Ward Bolt and Nut Company to American Felt Company dated June 19, 1950 and recorded in said land records in Book 449 at page 524:

(1) All the right to overflow with water and occupy for that purpose that certain tract of land on the West side of Byram River, bounded on the South by land formerly of the heirs of devisees of William B. Ward, deceased; on the East by said Byram River; on the North by land formerly of John B. Haight; and on the West by the line formed by the margin of the pond caused by the erection of the dam at or near Little Falls, so called, on said Byram River thirty-one (31) feet high; being the same premises conveyed to Russell, Burdsall and Ward, a Connecticut corporation, by William E. Ward by deed dated April 27, 1870 and recorded in said land records in Book 37 at page 332.

(2) All the right to overflow with water and to occupy for that purpose the certain tract of land situated on the West side of Byram River, bounded on the South by land formerly of Wilson D. Slauson; on the East by the center of said Byram River; on the North by land formerly of John B. Haight, now of the Grantor; and on the West by the line formed by the margin of the pond caused by the erection of the dam at or near Little Falls, so called, in said Byram River thirty-one (31) feet high; being the same premises conveyed to Russell, Burdsall and Ward, a Connecticut corporation by John B. Haight by deed dated November 8, 1869 and recorded in said land records in Book 37 at page 262.

(3) The rights set forth in a certain deed to Russell, Burdsall and Ward, a Connecticut corporation, from Samuel Le Fevre, dated September 1, 1870 and recorded in said land records in Book 38 at page 487.
TOGETHER with all right, title and interest of the Grantor in and to the land
lying in the streets, roads and rights-of-way, public or private, in, upon,
rushing through, in front of, adjoining and/or abutting said premises; and
together with all water rights and riparian rights.

TOGETHER with the appurtenances thereof and all the estate and rights of the
Grantor in and to said premises.

TOGETHER with any and all buildings, improvements, ways, trees, waters, water
courses, rights, liberties, privileges, tenements, hereditaments and appurten-
ances thereunto belonging or in any wise appertaining to the above described
premises.

TOGETHER with all right, title and interest, if any, of the Grantor in and to
any and all strips and gores adjoining or abutting said above premises.

TOGETHER also with all of the rights-of-way, easements, reservations, rights,
privileges, powers and immunities reserved by and/or granted to the Grantor
and/or its predecessors in title, if any.
SCHEDULE II

1. Any restrictions or limitations imposed or to be imposed by governmental authority, including the zoning and planning rules and regulations of the Town of Greenwich.


3. Balance of Sewer Construction Assessments plus interest payable after the date hereof, the next installments of which become due and payable in September 1979, which the Grantee herein assumes and agrees to pay.

4. Division of fence agreement made by William J. Tigue and Mary Herter, dated July 30, 1885 and recorded in the Greenwich Land Records in Book 53 at page 300.


6. The terms and conditions of a certain agreement entered into by and between American Felt Company and William J. Tigue, et al, dated January 8, 1900 and recorded in said land records in Book 85 at page 116.


8. Grant made by American Felt Company to The Connecticut Light and Power Company, dated September 30, 1936 and recorded in said land records in Book 336 at page 104. Said grant was assigned to Connecticut Railway and Lighting Company by instrument dated June 10, 1938 and recorded in said land records in Book 354 at page 286.

9. Grant made by American Felt Company to The Greenwich Gas Company dated September 23, 1951 and recorded in said land records in Book 465 at page 351.

10. Rights of others in, over and upon the extension of Sioux Place as mentioned in Quit-Claim Deed given by American Felt Company to John Herritt, dated April 2, 1947 and recorded in said land records in Book 407 at page 530.

11. Rights of others in and to Byron River and Byron Pond which flow through the premises.
SCHEDULE B – Page Two

12. Any interest outstanding in Halsey J. Munson, his heirs, executors or administrators, by virtue of a deed from William J. Tingle to Halsey J. Munson dated January 5, 1883, and recorded in said land records in Book 52 at page 106.

13. Grant and Release from Philip Bender to the City of New York, dated July 22, 1899, and recorded in said land records in Book 82 at page 418.

14. Grant made by American Felt Company to Tony and Mary Steppan, dated March 22, 1950 and recorded in said land records in Book 445 at page 546.

15. Grant made by American Felt Company to The Connecticut Light and Power Company, dated May 22, 1931 and recorded in said land records in Book 292 at page 69. Said grant was assigned to Connecticut Railway and Lighting Company by instrument dated April 20, 1932 and recorded in said land records in Book 293 at page 483.

16. The present effect upon the premises, if any, of the Agreement as contained in a certain Warranty Deed from John B. Haight to Richard Sutro, dated April 2, 1901 and recorded in said land records in Book 89 at page 142.

17. Restrictive covenants, agreements, terms and conditions as set forth in a certain Deed from Ella Hunt Sutro to American Felt Company, dated May 27, 1948 and recorded in said land records in Book 430 at page 352. Also refer to Agreement entered into by and between Eitel Studies, Incorporated, and American Felt Company, dated May 29, 1948 and recorded in said land records in Book 430 at page 390.

18. Those certain rights and easements granted by Russell Burdall and Ward to the Mayor, Aldermen and Commonalty of New York City by instrument dated January 28, 1886, and recorded in said land records in Book 58 at page 238.


20. Such equitable restrictions as may affect the premises by reason of the fact that certain parcels of land were sold from a larger tract of land of which the premises were a part, by Russell, Burdall and Ward (a Connecticut Corporation), subject to certain restrictive covenants and conditions.

21. Any rights outstanding in the owners of Lot 1 in Block D on Map No. 1418 to use a portion of the premises for the purpose of travel as a roadway. For reference see the Quit-Claim Deed from American Felt Company to John Smith, dated March 21, 1955, and recorded in said land records in Book 532 at page 145.
SCHEDULE B - Page Three

22. Rights and easements granted by the GAF Corporation to the Town of Greenwich by instrument dated December 2, 1970 and recorded in said land records in Book 808 at page 352.

23. Rights, easements, covenants and agreements contained in a Grant from GAF Corporation to the Town of Greenwich, dated June 3, 1971 and recorded in said land records in Book 818 at page 668.


25. Boundary Line agreement between John Zehlka and Jeanette Zehlka and GAF Corporation dated July 18, 1972 and recorded in said land records in Book 837 at page 616.


28. Tenant in possession on a month to month basis on certain premises located at Glenville Street.

29. The existence of any strips or gores which would affect contiguity of any components of the premises.


31. Any state of facts which might be disclosed by an accurate survey or a personal inspection of the premises.

JAN 31 1979
Not for Record
THIS INDENTURE, made the 22nd day of December, nineteen hundred and eighty-six
BETWEEN FAIRFIELD ASSOCIATES, LIMITED PARTNERSHIP, a Connecticut limited partnership, having an office for the transaction of business at 100 Putnam, Green, Greenwich, Connecticut, 06830, acting herein by RALPH SCHACHTER, a General Partner, hereunto duly authorized,

party of the first part, and THE SCHWARTZ FAMILY PARTNERSHIP, a Connecticut general partnership, having an office for the transaction of business at 100 Putnam Green, Greenwich, Connecticut, 06830

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ONE ($1.00) DOLLAR and other good and valuable considerations, paid by the party of the second part, does hereby grant and release unto the party of the second part, the successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Greenwich, County of Fairfield and State of Connecticut, more particularly described in Schedule "A" attached hereto and made a part hereof.
ALL THOSE TWO (2) CERTAIN pieces, parcels or tracts of land shown as Parcel "Z", 5.9261 Acres (includes Parcel "B") and Parcel "Y", 0.0938 Acres on that certain map entitled, "Map of Property in Greenwich, Connecticut Prepared for The Seymour Schwartz Family Partnership" certified substantially correct to Class A-2 equivalent, Rocco V. D'Andrea, Inc., by William O. Glei, Surveyor, dated March 11, 1986, April 29, 1986, December 4, 1986 (Easement "P"), a copy of which map is on file in the Greenwich Land Records as Map No. 6307 (the "Premises").

Excepting for the benefit of the Grantor, and its successors and assigns, a permanent easement and a free, uninterrupted and unobstructed right of way in, on and over a portion of the land shown on the said Map No. 6307, as Easement "P" (for Parking) 24,003" (the "Burdened Land") that includes a parking area and the exclusive right to use twenty-three (23) standard parking spaces thereon.

THE GRANTEE and the Grantor each agree to pay fifty (50%) percent of all initial capital expenditures incurred in the improvement of the Burdened Land; such capital expenditures shall include, but not be limited to, the cost of relocating the existing parking for the Mill Project to the location shown on the Proposed Site Plan filed with the Greenwich Planning and Zoning Commission for the development of the Premises within the Burdened Land, lighting, drainage, planting, landscaping and blacktopping. Grantor and Grantee shall jointly determine the timing and the amount of the costs to accomplish such relocation. Thereafter, the timing and payment of any and all such capital expenditures shall be made solely by the Grantor.

THE GRANTEE shall pay all of the real estate taxes for the Burdened Land and all of the insurance premiums for coverage against liability in an amount that is mutually agreed upon by the Grantor and the Grantee. The cost of maintaining the Burdened Land, including any repairs, repainting and the removal of snow therefrom shall be paid by Grantor.

IF EITHER the Grantor or the Grantee do not perform their respective obligations as set forth above within ten (10) days of written demand by the other party, then the party sending such written demand may perform the same and bill the non-performing party for the cost thereof, together with interest thereon at three (3%) percent over the Prime Rate then being charged by Connecticut Bank and Trust Company, or its successors.

BY ACCEPTING THIS DEED, the Grantee agrees that it will not consent to, or undertake any modifications of the site plan as approved by the Grantor and shown on a Proposed Final Site Plan dated November 26, 1986 ("Proposed Site Plan"), if such modifications affect the number of dwelling units to be constructed on the Premises, or the location of the buildings containing such units, or the exterior architectural design, color, or materials of such buildings, unless and until any and all such modifications are approved in writing by the Grantor herein. Such approval by Grantor shall not be unreasonably withheld; and any refusal to approve shall be in writing and shall state the reasons for such refusal. If Grantor shall fail to approve or disapprove such modifications in accordance with the provisions of this paragraph within ten (10) business days after written request for approval is made, then the approval by Grantor shall be deemed to have been given and actual approval shall not be required.
THE GRANTOR, and its successors and assigns, retains the right to approve the location, the exterior architectural design, and the exterior color and materials of any building or other structures built or proposed to be built upon the Premises. Said approval right shall also apply to all exterior alterations or changes to buildings or other structures previously approved for a period of twenty (20) years from the date of this deed of conveyance. Such approval by Grantor shall not be unreasonably withheld; and any refusal to approve shall be in writing and shall state the reasons for such refusal. If Grantor shall fail to approve or disapprove such modifications in accordance with the provisions of this paragraph within ten (10) business days after written request for approval is made, then the approval by Grantor shall be deemed to have been given and actual approval shall not be required. It is not the intention of this paragraph to confer upon any third person any benefit or right to enforce this provision. The Grantor and the then owner of the Premises may at any time mutually agree to terminate the right of approval granted herein to Grantor, and its successors and assigns, by executing and recording an instrument rescinding and terminating the provisions of this paragraph.

IN FURTHER CONSIDERATION OF THIS DEED, the Grantee agrees to relocate Hawthorne Street or construct a cul-de-sac or "hammer head" on the Premises to end Hawthorne Street at its eastern entrance to the Project Site at its sole cost and expense as required by the Town of Greenwich in the Preliminary Site Plan Approval. The Grantee further agrees to post any bond required by any government agency or department for the full and complete performance of the work required to complete construction of such relocated street.

THE PROVISIONS of this deed shall be perpetual obligations of the Grantor and the Grantee, and their respective successors and assigns.
1. Any and all provisions of any ordinance, municipal regulation, or public or private law, inclusive of zoning, inland wetlands, building and planning laws, rules and regulations as established in and for the Town of Greenwich.

2. All taxes and assessments payable on the property described in Schedule A after the closing of title, which taxes and assessments the Grantee shall assume and agree to pay as part of the consideration for the deed.

3. Ten (10) remaining installments of sewer assessment of the Town of Greenwich, each in the amount of $776.45, plus 5 1/2% interest on unpaid balance, the next of which is due and payable September 1, 1987.


5. Grant made by American Felt Company to The Connecticut Light and Power Company, dated May 22, 1931 and recorded in said Land Records in Book 292 at Page 69. Said grant was assigned to Connecticut Railway and Lighting Company by instrument dated April 20, 1932 and recorded in said Land Records in Book 295 at Page 483.

6. Any rights outstanding in the owners of Lot 1 in Block B on Map No. 115 to use a portion of the premises for the purpose of travel or roadway. For reference see Quiet Claim Deed from John A. McNaught dated April 6, 1886, and recorded in said Land Records in Book 152 at Page 170.


12. Any rights outstanding in the owners of lots shown on Map No. 115 to use the premises for purposes of a roadway.


14. Such state of facts as an accurate survey or personal inspection of the premises may reveal, provided the same does not render title unmarketable.

15. The effect, if any, of the notes set forth on Map No. 6307 on file in the Greenwich Town Clerk’s Office.
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,
TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises.
TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, their successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

FAIRFIELD ASSOCIATES, LIMITED PARTNERSHIP
By Ralph Schacter, a General Partner
Hereunto duly authorized
STATE OF NEW YORK, COUNTY OF

On the 19__ day of ___, before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

STATE OF CONNECTICUT, COUNTY OF FAIRFIELD

GREENOUGH

On the 22nd day of December, 1986, before me personally came RALPH SCHANTZ, to me known, who being duly sworn, did deposit and say that he is a General Partner of

FAIRFIELD ASSOCIATES, LIMITED PARTNERSHIP,

the partnership described in and which executed the foregoing instrument, and that he is personally acquainted with the person to whom I am personally acquainted, who, being by me duly sworn, did deposit and say that he resides at No. ___

He knows that he knows

that he knows

the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did deposit and say that he resides at No. ___

and that he, said witness, was present and saw

that he, said witness, was present and saw

at the same time subscribed his name as witness thereto.

Henry W. Edgehill

Commissioner of the Superior Court

Received for Record DECEMBER 3, 1986 at 2:10 P.M. Attest: [Signature] Town Clerk
To all People to Whom these Presents shall Come, Greeting:

Know Ye, That FAIRFIELD ASSOCIATES LIMITED PARTNERSHIP, a limited partnership organized and existing under the laws of the State of Connecticut and having its principal office at 100 Putnam Green in the Town of Greenwich, County of Fairfield and State of Connecticut, hereinafter designated as the Releasor,

for the consideration of One Dollar and other valuable consideration,

received in Releasor's full satisfaction from THE MILL-LAND CONSERVATION TRUST, INC., a non-profit non-stock corporation organized and existing under the laws of the State of Connecticut, whose mailing address is

hereinafter designated as the Releasee,

does by these presents remise, release and forever Quit-Claim unto the said Releasee and to the Releasor's heirs, successors and assigns forever, all the right, title, interest, claim and demand whatsoever as the said Releasor has or ought to have in or to all that certain piece, parcel or tract of land situated in the Town of Greenwich, County of Fairfield and State of Connecticut and more particularly described in "Parcel C Conservation Land" on a certain map entitled "The Mill River West Property of Fairfield Associates Greenwich, Conn." prepared by Robert A. Devaul for S.E. Minor & Co., Inc., Civil Engineers, Greenwich, Conn., dated March 12, 1980 and recorded in the office of the Greenwich Town Clerk as Map No. 5199 b.

Town Clerk of Greenwich

[Signature]

Town Clerk of Greenwich

[Signature]
To Have and to Hold the premises hereby conveyed, released and quit-claimed with all the appurtenances unto the said Releasee and to the Releasee's heirs, successors and assigns 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 therefore the Releasor and they are by these presents, forever barred and excluded.

In Witness Whereof, the Releasor has signed and sealed this instrument, or if a corporation, it has caused these presents to be signed by its corporate officers and its corporate seal to be hereeto affixed this 28th day of September 1987

Signed, Sealed and Delivered in the presence of

or Attested by

[Signature]

FAIRFIELD ASSOCIATES LIMITED
PARTNERSHIP

[Signature]

duly authorized general partner

State of Connecticut, County of FAIRFIELD

The foregoing instrument was acknowledged before me this 28th day of September 1987, by

[Signature]

a duly authorized general partner

of Fairfield-Associates Limited Partnership.

Commissioner of the Superior Court

Received for Record SEP 22 1987 at 3:37 P.M. and recorded by Town Clerk
TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, THAT THE SEYMOUR SCHWARTZ FAMILY PARTNERSHIP, a
Connecticut general partnership having an office at 100 Putnam
Green, Greenwich, Connecticut 06830 (the "GRANTOR"), acting herein
by Seymour Schwartz, its general partner, hereunto duly authorized,
for the consideration of SIX HUNDRED AND FIFTY THOUSAND
($650,000.00) DOLLARS and other good and valuable consideration
received to its full satisfaction of Glenville Associates -
Hawthorne, L.P., a Delaware limited partnership, registered as a
foreign limited partnership in Connecticut under the name of
"Glenville Associates - Hawthorne, Limited Partnership" and having
an office at 100 Putnam Green, Greenwich, Connecticut 06830 (the
"GRANTEE"), does give, grant, bargain, sell and confirm unto the
said Glenville Associates - Hawthorne, L.P. and unto its successors
and assigns forever,

ALL THAT CERTAIN piece, parcel or tract of land, together with
the buildings and improvements thereon, situated in the Town of
Greenwich, County of Fairfield and State of Connecticut, more
particularly described in Schedule "A" attached hereto and made a
part hereof,

TOGETHER WITH all right, title and interest, if any, of the
Grantor in and to any streets and roads abutting the above-
described premises to the center lines thereof,

TOGETHER WITH the appurtenances and all the estate and rights
of the Grantor in and to said premises,

TO HAVE AND TO HOLD the above granted and bargained premises,
with the privileges and appurtenances thereof, unto the Grantee and

[Signatures]

Town Clerk of Greenwich

Town Clerk of Greenwich
unto its successors and assigns forever, to it and their own proper use and behoof,

AND, the said Grantor does for itself and its successors and assigns, covenant with the said Grantee, and with the said Grantee's successors and assigns, that, at and until the ensealing of these presents, it is well seized of the premises, as a good and indefeasible estate in fee simple, and has good right to bargain and sell the same, in manner and form as is above written, and that it is free from all encumbrances, except as set forth in Schedule "B" attached hereto and made a part hereof,

AND, by accepting this deed of conveyance, the Grantee agrees that it and its successors and assigns shall be bound by all of the terms, conditions, covenants, agreements and provisions contained in Schedule A of that certain deed from Fairfield Associates, Limited Partnership to The Seymour Schwartz Family Partnership, which deed conveyed the above-described premises and is recorded in Volume 1668 at Page 36 of the Greenwich Land Records, which terms, conditions, covenants, agreements and provisions contained in said Schedule A of said deed are hereby incorporated herein by this reference, as if the said Grantee were the grantee named therein.
IN WITNESS WHEREOF, the said Grantor, acting herein by its General Partner, hereunto duly authorized, has hereunto set its hand and seal as of the 31 day of August, 1989.
Signed, sealed and delivered in the presence of:

[Signature]

The Seymour Schwartz Family Partnership

By: [Signature]

Seymour Schwartz,
General Partner

STATE OF NEW YORK ) ss.: Chatham  August 31, 1989
COUNTY OF COLUMBIA

On this 31 of August, 1989, before me, the undersigned officer, personally appeared Seymour Schwartz, who acknowledged himself to be the General Partner of The Seymour Schwartz Family Partnership, a Connecticut general partnership, and that he, as such General Partner, being authorized so to do, executed the foregoing instrument on behalf of the said partnership and who further acknowledged the same to be his free act and deed and the free act and deed of said partnership.

[Signature]
Notary Public
All that certain tract, piece or parcel of land situate, lying and being in the Town of Greenwich, County of Fairfield and State of Connecticut, said parcel of land being more particularly bounded and described as follows:

Beginning at a point on the Easterly street line of Pemberwick Road, where the same is intersected by the division line between the premises herein described and land of the Town of Greenwich, known as the "Western Civic Center", said point being marked by an iron pin; then running along said division line and other land of the Town of Greenwich, South 12°52'30" West, a distance of 193.61 feet and South 12°39'30" West, a distance of 397.00 feet to land of the Estate of Mary Donnelly, and marked by a drill hole in a stone wall; then turning and running along land of said Donnelly Estate the following courses:

North 86°17'30" West, a distance of 65.50 feet;
South 10°19'30" East, a distance of 54.38 feet;
South 29°20'30" East, a distance of 24.30 feet to a point lying on the northerly terminus of Hawthorne Street; then turning and running along Hawthorne Street the following courses:

South 69°39'30" West, a distance of 35.00 feet;
South 29°20'30" East, a distance of 29.61 feet;
South 4°38'30" West, a distance of 51.04 feet;
South 85°21'30" East, a distance of 50.00 feet to land of Peter A. Fox and Beverly Fox; then turning and running along land of said Fox, and land of Terence M. Albano and Barbara J. Albano the following courses:

South 4°38'30" West, a distance of 145.40 feet;
South 82°16'30" East, a distance of 44.60 feet;
South 5°40'00" East, a distance of 66.44 feet to the Westerly street line of Greenway Drive, formerly known as Highview Road; then turning and running along said Greenway Drive, an arc length of 59.80 feet along a circular curve to the left having a radius of 125.35 feet to a point of tangency; then continuing along said street line South 5°30'30" West, a distance of 64.97 feet to land now or formerly of Lawrence Congiu and John Congiu; then turning and running along land of said Congiu, an arc distance of 122.15 feet along a circular curve to the left, having a radius of 135.66 feet, to a point of tangency; then continuing along land of said Congiu North 41°51'30" West, a distance of 23.69 feet to a point of curvature; then an arc length of 81.16 feet along a circular curve to the right having a radius of
100.00 feet to a point of tangency; then continuing along land of said Conigli the following courses:

North 4°38'30" East, a distance of 1.82 feet to a point marked by an iron pipe;
North 83°16'30" West, a distance of 82.47 feet to a point marked by a drill hole in ledge;
South 1°59'30" East, a distance of 190.08 feet to Parcel "C", Conservation Land, as shown on a map numbered 5799B in the Greenwich Land Records, which point is marked by a marble monument; then turning and running along said Conservation Land the following courses:

North 83°16'30" West, a distance of 124.96 feet;
North 0°29'15" West, a distance of 205.00 feet;
North 83°16'30" West, a distance of 12.02 feet to the Easterly street line of Pemberwick Road; then turning and running along said street line North 7°37'50" West, a distance of 264.00 feet and North 5°42'40" East, a distance of 49.25 feet to a point of curvature; then an arc length of 218.90 feet along a circular curve to the right, having a radius of 360.00 feet, to a point of tangency; then North 4°33'00" East, a distance of 307.13 feet to a point of curvature; then an arc length of 177.82 feet along a circular curve to the right, having a radius of 300.00 feet, to a point of compound curvature; then an arc length of 37.12 feet along a circular curve to the right, having a radius of 179.29 feet, to the point or place of beginning, containing 5.9281 Acres, more or less.

1. Taxes of the Town of Greenwich on the List of October 1, 1988, not yet due and payable.

2. The remaining installment of the Sewer Assessment of the Town of Greenwich, each in the amount of $776.45, plus 5% interest on unpaid balance; the next of which is due and payable September 1, 1989.

3. Delinquent installment of the sewer assessment in the amount of $766.45 plus interest and delinquent interest from September 1, 1986.

5. Easement from The American Felt Company to The Connecticut Light and Power Company dated September 30, 1936 and recorded in Volume 326 at Page 104 of said Land Records, which easement was assigned to Connecticut Railway and Lighting Company by Assignment dated June 10, 1938 and recorded in Volume 354 at Page 288 of said Land Records.


8. Rights of others in and to the area designated as "Easement P" as shown on Map No. 6307 on file in said Land Records.


SEP 5 - 1988

Received for Record at 3 o'clock in the afternoon and recorded by Town Clerk
DEED
GRANT OF NON-EXCLUSIVE RIGHTS TO USE CONSERVATION LAND
THE MILL - LAND CONSERVATION TRUST, INC. to HATHORNE

This DEED, made by THE MILL - LAND CONSERVATION TRUST, INC. (the "Land Trust"), a non-profit, non-stock corporation organized and existing under the laws of the State of Connecticut, and having its principal office at 100 Putnam Green, Greenwich, Connecticut 06830, in consideration of one dollar received by it from GLENVILLE ASSOCIATES - HATHORNE, L.P. (the "Declarant"), a Delaware limited partnership authorized to do business in Connecticut under the name "Glenville Associates - Hawthorne, Limited Partnership", and having an address at 100 Putnam Green, Greenwich, Connecticut 06830,

WITNESSETH:

WHEREAS, the Land Trust owns certain premises (the "Conservation Land") described and shown as "Parcel C Conservation Land" on a certain map entitled "The Mill River West Property of Fairfield Associates, Greenwich, Conn." prepared by Robert A. Devaul for S.E. Minor & Co., Inc., civil engineers, Greenwich, Conn., dated March 12, 1980, and revised May 2, 1980, and recorded in the Office of the Greenwich Town Clerk as Map No. 5799b; and,

WHEREAS, the Declarant owns certain property (the "Property") shown as "Parcel 'B', 5.9261 Acres (includes Parcel 'B')" on a certain map entitled "Map of Property in Greenwich, Connecticut, prepared for The Seymour Schwartz Family Partnership", certified substantially correct to Class A-2 equivalent, Rocco V. D'Andrea, Inc., by William O. Gial, Surveyor, dated March 12, 1986, April 26, 1986, and December 4, 1986 (Easement "F"), a copy of which map is recorded in the Office of the Greenwich Town Clerk as Map No. 6307; and,

WHEREAS, the Land Trust owns and uses the Conservation Land subject to and in accordance with the provisions of a "Declaration of Restrictions" made by Fairfield Associates Limited Partnership ("Fairfield", described in the Declaration of Restrictions as the "Owner"), dated July 1, 1980, and recorded on the Greenwich Land Records in Book 1179 Page 68; and,

WHEREAS, the Declaration of Restrictions provides that the only members of the Land Trust shall be the record owners of land in a certain "Tract" described therein, and "such other owners, from time to time, of other property adjoining or located in the general vicinity of the Tract, or any portion thereof, as may be, in the sole and absolute discretion of the Owner, its successors and assigns"
hereafter granted the right to use the Conservation Land";
and,

WHEREAS, the Property lies partly within the
aforementioned Tract and partly adjoining it or in its
general vicinity, and further consists of a portion of the
real property formerly owned by Fairfield and commonly
known as "The Mill"; and,

WHEREAS, the Declarant intends to establish on the
Property a common interest community known as "Hawthorne";
and,

WHEREAS, the Land Trust and the Declarant intend that
the owners from time to time of the individual dwelling
units constructed on the Property have the rights and
obligations of membership in the Land Trust;

NOW, THEREFORE, the Land Trust hereby gives, grants,
bargains, sells and confirms unto the Declarant, and its
successors and assigns forever, a common (non-exclusive)
right to use the Conservation Land, provided that:

1. Such grant shall take effect only if, as and
when a declaration is recorded on the Greenwich Land
Records creating a common interest community on the
Property, and only if such "Declaration" is recorded within
one year after the recording of this Grant.

2. The rights of membership shall be conferred,
and the obligations of membership shall be imposed, not on
the Declarant as owner of the entire Property, but only on
those persons who are the owners from time to time of the
"Units" created on the Property pursuant to the Declaration
which are intended for residential use, as the Declaration
may be amended to create additional Units from time to time.

3. The rights of membership shall be conferred,
and the obligations of membership shall be imposed, on the
owner of a Unit, only from and after the time when such
Unit has been sold or transferred by the Declarant (or its
successor as declarant under the Declaration) to a person
other than a successor declarant.

4. One and only one membership in the Land Trust
shall be appurtenant to each Unit that becomes entitled to
membership under the preceding Paragraph 3, and each such
Unit shall have one vote in the Land Trust.
5. This Grant is made subject to all matters of record, including but not limited to the Declaration of Restrictions.

Signed this 30 day of April, 1990.

WITNESSED BY:

Katherine M. Nolan

SCHACTER

THE MILL - LAND CONSERVATION TRUST, INC.

By: Ernest Brown, President

STATE OF CONNECTICUT )
COUNTY OF FAIRFIELD )

On this 30th day of April, 1990, before me personally appeared Ernest Brown, known to me (or satisfactorily proven), who acknowledged himself to be the President of THE MILL - LAND CONSERVATION TRUST, INC., a corporation, and that he, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation, by himself as such officer.

In Witness Whereof I hereunto set my hand.

Notary Public
My Commission Expires: 9/30/93

Land Trust Grant
CONDOMINIUM DECLARATION

HAWTHORNE

Premises: Property at Pembervick Road
Greenwich, Connecticut 06830

Name of Declarant: Glenville Associates-Hawthorne, L.P.
100 Putnam Green
Greenwich, Connecticut 06830

Date: April 30, 1990

Survey and Plans: File No.:
(See Plans Annexed Hereto)