Final Coastal Subdivision

<table>
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<tr>
<th>PLPZ# 2021 00255</th>
<th>Shore Partners LLC</th>
</tr>
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<tbody>
<tr>
<td>LOCATION:</td>
<td>Lot merger of 0 and 160 Shore Road</td>
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<tr>
<td>160 Shore Road</td>
<td>0 Shore Road</td>
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<tr>
<td>TAX ID:</td>
<td>06-1178/s &amp; 06A-1119/s</td>
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<td>EXISTING ZONING:</td>
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<tr>
<td>FLOOD ZONES:</td>
<td>X, AE-13, AE-15, VE-15</td>
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<tr>
<td>UTILITIES:</td>
<td>Sewer, Public Water</td>
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Proposed Lot Area

| 160 Shore Road | 41,493 SF (0.9525 acres) |
| 0 Shore Road – Parcel “Y” | 14,334 SF |
| **Total area of merged parcel:** | **55,827 SF (1.2616 acres)** |

APPLICATION SUMMARY

An application for final coastal subdivision was submitted to the Planning & Zoning Commission to consolidate a 41,493 SF (0.9525-acre) parcel at 160 Shore Road and a vacant 14,334 SF parcel at 0 Shore Road for a total combined parcel of 55,827 SF (1.2616 acres) in the R-12 zone, coastal overlay zone and X, AE-13, AE-15 and VE-15 flood zones. The applicant requests lot merger approval and requests that the Commission declare that this is neither a subdivision nor re-subdivision.

ISSUES / COMMENTS TO BE ADDRESSED

2. DPW Engineering – had no comments on the lot consolidation dated 6/16/21.
3. History – The applicant submitted a deed history for both lots dating back to 3/5/1930.
4. Greenwich Subdivision Regulations (GSR) - The Commission should consider if the proposed revision of the lot line as a result of the conveyance of land constitutes a subdivision, a re-subdivision or neither as defined in Sec. 6-261(a)(6) and Sec. 6-261(a)(15) of the Greenwich Subdivision Regulations (GSR).
5. Open Space - The Commission should determine if an open space parcel should be provided based on Sec. 6-297 of the GSR.
6. The Commission should determine if, based on Sec. 6-269 (15) of the Subdivision Regulations, the following note should be placed on the map. “Upon approval of this subdivision plan, the owner agrees with the Town that unless otherwise specified hereon, the areas within at least ten (10) feet of the center line of any drainage facility, ditch or stream shown hereon, are dedicated for drainage, that no building or other structure shall be located thereon and that the Town shall not be under any obligation to maintain, clean, enclose, or otherwise alter or improve, such drainage facility.”
7. The merged lots would create a lot with a total area of 55,827 SF (1.2616 acres) in the R-12 zone.

DEPARTMENT COMMENTS

| Zoning Enforcement – | See Attached |
| DPW Engineering –   | See Attached |
| Conservation –       | Not Received  |
| Sewer –             | Not Received  |
APPLICATION DETAILS:
Proposal:
The applicant is proposing to consolidate a 41,493 SF (0.9525-acres) parcel at 160 Shore Road and a vacant 14,334 SF parcel at 0 Shore Road for a total combined parcel of 55,827 SF. The parcel at 160 Shore Road is currently developed with a single family dwelling, driveway, pool, patio, stone walls, and associated improvements. The parcel is located on the south side of Shore Road, adjacent to residential properties to the east and west, and slopes to the south into the Long Island Sound. 0 Shore Road runs adjacent to 160 Shore Road and is a narrow, undeveloped parcel.

The merged lots would create a lot with a total area of 55,827 SF which would allow for approximately 17,585.5 SF of floor area with a maximum FAR of 0.315 for the R-12 zone.

Background/Title Search:
The applicant submitted a deed history for both lots dating back to 1930.

Application History:
FSB #1690-C issued 4/13/2004 - Final Subdivision / Lot Confirmation of a 28,600 Sq. Ft. Parcel as shown on GLR Maps #2624 and #3591 on Property located 152 Shore Road in the R-12 Zone. The purpose of this application is to confirm existence of a 28,600 Sq. Ft. Parcel as shown on GLR Map #3591. (Map #3591 shows a 29,315 Sq. Ft. Parcel known as Area A.) The current map prepared by the Applicant in fact shows a Division of this Property in 2 Parcels (Parcel Y - 14,300 Sq. Ft. & Parcel X 14,300 Sq. Ft.), each is labeled not a building lot - "found not to be a subdivision or resubdivision and is a lot line revision".

FSB #1691-C issued 4/13/2004 - Final Subdivision / Lot Line Revision for an Equal Area Exchange of 528 Sq. Ft. on Property Totaling 26,010 Sq. Ft. located at 152 Shore Road and 2 Rocky Point Road in the R-12 Zone. This revision involves a simple straightening out of lot lines between the two parcels shown on GLR Map #3591 - "found not to be a subdivision or resubdivision and is a lot line revision".

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

Project No. PLPZ202100255

Reviewed for Planning and Zoning Commission.

TITLE OF PLAN REVIEWED: Shore Partners, LLC.

LOCATION: 0 & 160 Shore Rd.

PLAN DATE: 

ZONE: R-12

☐ 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(7)  Department Project No. PLPZ202100255  Submittal Received Date: 6/14/2021

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

PLAN SET INFORMATION

Plan Title: Lot Merger Map  Project Address: 0 & 160 Shore Road
Engineering Firm: Sound View Engineers, LLC  Original Plan Date: 4/13/2021  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:  Approved for Subdivision

1. No comments.
Subdivision Application

Property Address: 160&0 Shore Road

Property Owner: Shore Partners LLC

Address: 160 Shore Road

Email: ____________________________ Cell Phone: ____________________________ Other Phone: ____________________________

Applicant: ____________________________ Address: ____________________________

Email: ____________________________ Cell Phone: ____________________________ Other Phone: ____________________________

Authorized Agent: Melissa Klauberg, Esq, Ivey Barnum & O’Mara

Address: 170 Mason Street, Greenwich CT 06830

Email: mklauberg@ibolaw.com

Cell Phone: 203-918-7164

Other Phone: 203-661-6000x2282

Zone(s): R-12

Total Area: 55,827sf (1.2816 acres)

Please select all relevant items below:

- ☑ Preliminary
- ☑ Final
- ☑ Coastal
- ☑ Resubdivision

Number of Lots:

- Existing: 2
- Proposed: 1

Zone:

- Existing: R-12
- Proposed: R-12

Land Reserved:

- Area of Land Reservation: 0
- Reserved Land Area as Percent of Total Land Area: 0

History:

- Previous SB #:
- GLR Map # of any previously filed subdivisions or surveys: 2624; 3591; 7787

Utilities:

- ☑ Septic
- ☑ Well
- ☑ Sewer
- ☑ Public Water

Health Permit needed and received? NA

IWWA Permit received? NA

IWWA Permit #: ____________________________

- ☐ Property is within 500 feet of a Municipal Boundary of ____________________________ (for notification)
- ☐ 10 lots or 10 or more acres requires Environmental Assessment § 6-268 (19)

To be completed by P&Z staff only:

Check # ____________________________ Check Amount: $ ____________________________

Application # ____________________________

pzSubdivisionApp 2020
### Application Signature Page

**Property Address:** 160&0 Shore Road

**Tax ID:** 06A1119/s & 06A1178/s

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<th>Shore Partners LLC</th>
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**Authorized Agent:** Melissa Klauber, Esq, Ivey Barnum & O'Mara

**Address:** 170 Mason Street, Greenwich CT 06830

**Email:** mklauber@ibolaw.com

**Cell Phone:** 203-918-7164

**Other Phone:** 203-661-6000x2282

**Signature:** [Signed]

**Date:** 5/24/21
Narrative

Application for Subdivision/Merger of Lots

160/0 Shore Road, Old Greenwich

The applicant wishes to merge the two lots, known as 160 Shore Road and 0 Shore Road, for purposes of further improvement of the home on the lot known as 160 Shore Road. 0 Shore Road is a narrow, unimproved lot, not suitable for building and will merge nicely with 160 Shore to make a nice size and shape lot, so that the home can be improved much like other properties in the vicinity. Although neighboring lots have made application for lot line revisions, the Commission found these applications did not constitute subdivision applications. A search of the land records revealed that these two lots have not been part of a filed subdivision application.
May 26, 2021

Mr. Peter Manges
Applications Coordinator
Town of Greenwich Planning and Zoning Dept.
200 Field Point Road
Greenwich, CT 06830

RE: 160/0 Shore Road Subdivision Application

Dear Peter:

In connection with the application to merge the two lots known as 160 and 0 Shore Road, Old Greenwich, we are enclosing the requisite documentation as follows:

1. Application Form.
3. Deed histories for both properties, including all recorded maps, GIS and field cards for both properties.
4. Affidavit of Notice including copy of notice sent to adjacent neighbors.
5. Proof of Notice.
6. Survey reduced to 11x17.
7. Check in the amount of $560 representing the application fee and state fee.

Let me know if all is in order so that we can get on the calendar for a hearing before the Commission. Thank you again for your assistance.

Sincerely,

Melissa T. Klauberg
TOWN OF GREENWICH
AFFIDAVIT OF NOTIFICATION OF APPLICATION FOR
Coastal Site Plan Approval, Planning and Zoning Commission

STATE OF CONNECTICUT  )
COUNTY OF FAIRFIELD   ) ss. GREENWICH

I, Melissa T. Klauberg, being first duly sworn, do hereby certify that on May 26, 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 May 18, 2021, as shown on the Town Tax Assessor's Office records of property abutting (as said term is defined in §6-14(a)(3) of the Greenwich Building Zone Regulations) the properties owned by Shore Partners LLC for which an application for Subdivision/Lot Merger approval relating to properties located at 160/0 Shore Road, Old Greenwich, Connecticut, has been filed with the Greenwich Planning and Zoning Commission.

Attached above is the signature of Melissa T. Klauberg.

Subscribed and sworn to before me this 26th day of May, 2021.

Attached above is the signature of Kathryn A. Vitiello, Notary Public, Commissioner of the Superior Court.

KATHRYN A. VITIELLO
A NOTARY PUBLIC, THE STATE OF CONNECTICUT
MY COMMISSION EXPIRES: JUNE 30, 2025
Adjoining Owners
to
160 and 0 Shore Road, Old Greenwich

1. Patrick J Kerwin, 14 Wahneta Road, Old Greenwich, CT 06870
2. Brian F and Laurie Doherty, 164 Shore Road, Old Greenwich, CT 06870
3. John Z. and Karin Kukral, 8 Rocky Point Lane, Old Greenwich, CT 06870
4. Michael K. and Carlson Teng, 168 Shore Road, Old Greenwich, CT 06870
5. Bruce P. and Theresa Hudock, 2 Rocky Point Road, Old Greenwich, CT 06870
6. Sam and Victoria Whittle, 151 Shore Road, Old Greenwich, CT 06870
NOTICE OF APPLICATION FOR SUBDIVISION/MERGER APPROVAL

160 & 0 Shore Road
Old Greenwich, CT
May 25, 2021

To Whom it May Concern:

Notice is hereby given that Shore Partners LLC, owner of properties located at 160 and 0 Shore Road, Old Greenwich, have filed an application with the Greenwich Planning and Zoning Commission for Subdivision/Merger approval for the merger of the two properties.

Further information concerning the application may be obtained by contacting the Planning and Zoning Commission at 203-622-7894.

[Signature]
Melissa T. Klauberg
**Name and Address of Sender**
Melissa T. Klauber, Esq.
Ivey, Barnum & O'Mara, LLC
170 Mason Street
Greenwich, CT 06830

**USPS Tracking/Article Number**

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**Total Number of Pieces Listed by Sender**: 6

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.
Town of Greenwich  
Planning & Zoning Commission  
Town Hall  
101 Field Point Road  
Greenwich, Connecticut 06830  

Re: Subdivision/Merger Application  
160/0 Shore Road, Old Greenwich  

To Whom It May Concern:  

This letter shall confirm that we have authorized Ivey, Barnum & O'Mara to represent us before the Planning and Zoning Commission in connection with our Application for Subdivision/Merger pertaining to the properties owned by us at 160/0 Shore Road, Old Greenwich, Connecticut.  

Very truly yours,  

Shore Partners LLC  

By: [Signature]
DEED HISTORIES FOR SHORE PARTNERS, LLC
0 SHORE ROAD (Parcel ID #06A-1119/S), OLD GREENWICH, CT &
160 SHORE ROAD, OLD GREENWICH, CT

ORDER NO.: CT-5239137  EFFECTIVE DATE: March 4, 2021 @ 8:00AM
ISSUED TO: Law Offices of Ivey, Barnum & O’Mara, LLC
ATTN: Melissa Klauberg, Esq.  CLIENT NAME OR FILE NO.: 

0 SHORE ROAD (Parcel ID #06A-1119/S), OLD GREENWICH, CT
(Assessor Map No. 444, Lot 06A-1119/S)

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Certificate of Devise from the Estate of Arthur J. Billin to Cecelia Billin and Jane Dorman (First Tract: 3.891 Ac.)

Administrator's Deed from James H. Hayes, as Administrator c.t.a. of the Estate of Jane Dorman to Georgia D. Fox (3.891 Ac.)

Administrator's Deed from James H. Hayes, as Administrator c.t.a. of the Estate of Cecelia Billin to Georgia D. Fox (3.891 Ac.)

Warranty Deed from Georgia D. Fox to Jamie T. Irvine and Kathryn W. Irvine (Lot 2, Map No. 2624)

Tax Certificate on the Estate of Jamie T. Irvine

Final Decree on the Estate of Kathryn W. Irvine, Incompetent, appointing First National Bank and Trust Company of Washington, as Guardian

Conservator's Deed from Edwin J. O'Mara, Conservator of the Estate of Kathryn W. Irvine, an Incapable to Mary C. Raymond (Plot "A", Map No. 3591)

Certificate of Notice for Land Records on the Estate of Mary C. Raymond, appointing Deutsche Bank Trust Company Connecticut Ltd., as Executor

United States Certificate Discharging Property Subject to Estate Tax Lien on the Estate of Mary C. Raymond (Plot "A", Map No. 3591)

Certificate Releasing Connecticut Succession and Estate Tax Liens on the Estate of Mary C. Raymond

Executor's Deed from Deutsche Bank Trust Company Connecticut Ltd., as Executor of the Last Will and Testament to Tom S. Ward, Jr., Trustee (Plot "A", Map No. 3591)

Quit Claim Deed from Tom S. Ward, Jr., Trustee to Peggy Danziger (Parcel "Y", Map No. 7787)

Warranty Deed from Peggy Danziger to Katie Danziger (½ Int.) (Parcel "Y", Map No. 7787)

Warranty Deed from Katie Danziger and Peggy Danziger to Shore Partners LLC (Parcel "Y", Map No. 7787)
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<td>Warranty Deed from Alvin B. Mayer and Beatrice J. Mayer to Gus Odiseos (Lot 3, Map No. 2624)</td>
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<tr>
<td>2/6/1952</td>
<td>470</td>
<td>293</td>
<td>Bargain &amp; Sale Deed from Gus Odiseos to Donald M. Freeman and Jeanne B. Freeman (Lot 3, Map No. 2624)</td>
</tr>
<tr>
<td>1/19/1971</td>
<td>809</td>
<td>127</td>
<td>Certificate of Change of Name of Owner of Real Estate from Jeanne B. Boyer to Jeanne B. Freeman</td>
</tr>
<tr>
<td>11/3/1975</td>
<td>946</td>
<td>195</td>
<td>Warranty Deed from Jeanne B. Boyer to Ralston H. Coffin, Jr. and Phyllis V. Coffin (Lot 3, Map No. 2624)</td>
</tr>
<tr>
<td>11/19/2001</td>
<td>3703</td>
<td>103</td>
<td>Warranty Deed from Ralston H. Coffin, Jr. a/k/a Ralston H. Coffin to Shore Partners, LP (Lot 3, Map No. 2624)</td>
</tr>
<tr>
<td>12/31/2020</td>
<td>7802</td>
<td>47</td>
<td>Certificate of Conversion from a Limited Partnership to a Limited Liability Company from Shore Partners LP to Shore Partners LLC</td>
</tr>
</tbody>
</table>


If you have any questions, please call me.

COUNTY SEARCH LTD.
By
George R. Blanks
Dated: March 4, 2021
0 SHORE ROAD (PARCEL ID #06A-1119/S),
OLD GREENWICH, CT
### RESIDENTIAL

#### VALUATION RECORD

<table>
<thead>
<tr>
<th>Assessment Year</th>
<th>10/01/2015</th>
<th>10/01/2016</th>
<th>10/01/2017</th>
<th>10/01/2018</th>
<th>10/01/2019</th>
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<tr>
<td><strong>Market</strong></td>
<td>1423700</td>
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<tr>
<td><strong>VALUATION</strong></td>
<td>1</td>
<td>996590</td>
<td>996590</td>
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<td><strong>70% Assessed</strong></td>
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<td>996590</td>
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<td>996590</td>
<td>996590</td>
</tr>
</tbody>
</table>

#### LAND DATA AND CALCULATIONS

<table>
<thead>
<tr>
<th>Zoning:</th>
<th>1 Waterfront Res. Land (A)</th>
<th>2 Water Frontage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Soil ID</td>
<td>0.3283</td>
<td>30.8</td>
</tr>
<tr>
<td>Acreage</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>Measured</td>
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<td></td>
</tr>
<tr>
<td>-or- Actual</td>
<td>1.0</td>
<td></td>
</tr>
<tr>
<td>Production</td>
<td>5464514.00</td>
<td>30000.00</td>
</tr>
<tr>
<td>Effective</td>
<td>Base Rate</td>
<td>Adjusted Rate</td>
</tr>
<tr>
<td>Value</td>
<td>1794000</td>
<td>616400</td>
</tr>
<tr>
<td>Influence</td>
<td>B</td>
<td>-50% F</td>
</tr>
<tr>
<td>Factor</td>
<td>67300</td>
<td>616400</td>
</tr>
</tbody>
</table>

### ADMINISTRATIVE INFORMATION

- **Parent Parcel Number**: 06A-1119/S
- **Property Address**: 160 SHORE ROAD OLD GREENWICH, CT 06870
- **LOT NO PT 19-2 (Y) SHORE RD E32**

### TAXING DISTRICT INFORMATION

- **Jurisdiction**: 57 Greenwich, CT
- **Area**: 001
- **Corporation**: 057
- **District**: 06
- **Section & Plat**: 358
- **Routing Number**: 772280032

### Site Description

- **Public Utilities**: Water, Sewer, Electric
- **Street or Road**: SHORE ROAD
- **Neighborhood**: 503

### Zoning:

- R-12 Single Fam 32.0% Water Frontage

### Legal Acres:

- 0.3283
Court at the City of New York, in the County of New York, this 30 day of Jan, 1930.
(SEAL)
Daniel E. Nimmo, Clerk.
Received for Record Mar. 7, 1930 at 9:18 A.M. and recorded by:

I, the undersigned Town Clerk, do hereby certify that the instrument herewith submitted was received for Record Mar. 7, 1930 at 9:18 A.M., and recorded by the undersigned Town Clerk, at the City of New York, in the County of New York, this 30 day of Jan, 1930.

Know all men by these presents: That I, BELL HEAD, of the Town of Greenwich, County of Fairfield and State of Connecticut, do hereby release and discharge a certain mortgage from JOSEPH S. CHIAPPETTA, of the said Town of Greenwich, given to FIRST NATIONAL BANK IN GREENWICH, for the sum of $500.00, by deed dated June 1st, 1927, and recorded in the Greenwich Land Records in Book 261, at Page 90, the same and the note thereby secured having been fully paid and satisfied.

Said mortgage was afterwards assigned by First National Bank in Greenwich to BELL HEAD, by quitclaim deed dated August 5th, 1927, and recorded in the Greenwich Land Records in Book 285, at Page 404.

In witness whereof, I have hereunto set my hand and seal, this 3rd day of March, A.D., 1930.

SIGNED, SEALED AND DELIVERED

IN PRESENCE OF:

Ruth L. Horsby
Edith E. Zabrowski
STATE OF MINNESOTA
WINNIPEG, MARSH, 1930.
COUNTY Hennepin

PERSONALLY appeared BELL HEAD, signer and sealer of the foregoing instrument, and acknowledged the same to be her free act and deed, before me,

By:
F. O. Glasson, Notary Public

STATE OF MINNESOTA
COUNTY OF HENNEN

I, VIO. M. KIMBERLY, Clerk of the District Court for the County of Hennepin, Fourth Judicial District of the State of Minnesota, the same being a court of record and having a seal, do hereby certify that F. O. Glasson whose name is subscribed to the certificate of proof or acknowledgment of the annexed instrument, was, at the time of taking such proof or acknowledgment a Notary Public, in and for said county, residing in said county, and duly authorized by the laws of said state to take and certify acknowledgments or proofs of deeds of lands in said state, that I am well acquainted with the handwriting of the said Notary, and verily believe that the signature to the said certificate of proof or acknowledgment is genuine.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said District Court, at the City of Minneapolis, in said County, this 3rd day of March, A.D. 1930.

(Signed)

Geo. M. Kimberley, Clerk.

Received for Record Mar. 8, 1930 at 9:10 A.M. and recorded by:

I, the undersigned Town Clerk, do hereby certify that the instrument herewith submitted was received for Record Mar. 8, 1930 at 9:10 A.M., and recorded by the undersigned Town Clerk, at the City of New York, in the County of New York, this 30 day of Jan, 1930.

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

This certifies that the estate of Arthur J. Billin, late of Greenwich, in said Probate District of Greenwich, deceased, has been duly settled in said Court; that there is devise to Genella Billin and Jane Dorman real estate of said deceased,
BOOK 279 MISCELLANEOUS

and by the voluntary act of said devisees, a mutual distribution has been entered
and signed by said Cecelia Billin by Maxwell Hall Elliott her Attorney, and Jane
Dorman, as to the division of said real estate, which mutual distribution is filed
and accepted by the said Probate Court, for the District of Greenwich.

That there is set out in the distribution of said estate, and accepted by this
Court, real estate of said deceased as follows: to CECELIA BILLIN, of London,
England and to JANE DORMAN, of Stamford, Conn., each an undivided one-half
interest in the following tract of land:
FIRST TRACT: All that certain piece, parcel or tract of land with the buildings
and all other improvements thereon, situated in Sound Beach, in the Town of Green-
wich, County of Fairfield and State of Connecticut, described in the inventory of
said estate as follows: containing 3.891 acres, beginning at a monument on the
Southeastern corner of the Shore Road and Rocky Point Road; thence S. 45° 44'
W. 321.25'; thence S. 54° 45' W. 78.65' to a monument; thence S. 34° 01' 20'' E.
460.92'; thence N. 36° 00' 50'' E. 34.95'; thence N. 36° 30' W. 311.40'; thence
N. 55° 53' 45'' E. 44.02'; thence N. 72° 20' E. 134.10'; thence N. 18° 53' W. 40';
thence N. 36° 27' E. 124.80'; thence N. 9° 14' E. 211.40' to a monument; thence
N. 63° 45' W. 239.70' to point or place of beginning.
SECOND TRACT: All that certain piece, parcel or tract of land, with the build-
ings and all other improvements thereon, situated at Sound Beach, in said Green-
wich, and described in said inventory as follows: Beginning at a point where the
Westerly line of land of John Macleod and the Easterly line of the within
described premises intersect the Northerly line of the Shore Road; thence E. 46° 14'
c. 66.69' along the Shore Road; thence along Wahneta Avenue 30° 26' on a curve
having a radius of 20' continuing 242.17' along Wahneta Avenue on a curve having
a radius of 316.1' to land of Estate of Clara B. McDonough; thence N. 70° 48' W.
110.1'; thence S. 19° 18' 50'' E. 218.66' to point or place of beginning.
THIRD TRACT: All that certain piece, parcel or tract of land, with the buildings
and all other improvements thereon, situated at Sound Beach in said Greenwich,
and in said inventory described as follows: Beginning at a point where the South-
erly line of land of Chester Dale, and the Northerly line of the within described
parcel of land intersects the Northerly side of Wahneta Avenue; thence South-
esterly 125.30'; thence Southeast 266.65' to Park Avenue; thence Northeasternly along
Park Avenue 128.70 feet to the corner of Wahneta Avenue and Park Avenue; thence
along the Western side of Wahneta Avenue 173.1 feet to the point or place of
beginning.

Greenwich, Conn., February 27, 1930.

(Seal)

Stephen L. Knapp, Judge of Probate, Dis-
triet of Greenwich, Connecticut.

Received for Record Mar. 6, 1930 at 10:11 A. M. and recorded by:

ANNE G. BURLI
SUPERIOR COURT
FAIRFIELD COUNTY

WILLIAM READ
FIRST TUESDAY OF APRIL, 1930.

NOTICE OF PENDENCY OF CIVIL ACTION AFFECTING TITLE TO REAL ESTATE

Notice is hereby given of the Pendency of a Civil Action between the above named
parties, brought by a Writ, dated March 8th, 1930 and made returnable to the Su-
erior Court for Fairfield County on the first Tuesday of April, 1930, which action
Fourth County lien for tax in the amount of $70.60 with interest and
fees on the list of June 1, 1948 continued by certificate dated December 31, 1943 recorded in book 399 page 416 of the Greenwich Land Records.

The property sought to be foreclosed in a lot of land at Cos Cob in the Town of Greenwich designated as the northerly portion of lot 5 on map of James subdivision (Town Clerk's map 214), bounded northerly by Valley Road, southerly 100.0 feet by land of Walter Thiele, another by 51 feet by land of Farley A. Young and wife, and westerly 70.4 feet by land now or formerly of Edward M. Scott, comprising the premises conveyed by Harry Carmichael by deed dated January 30, 1950 recorded in book 200 page 373 of the Greenwich Land Records and by Robert V. Carmichael to John A. Carmichael by deed dated September 28, 1956 recorded in book 225 page 362 of the Greenwich Land Records.

December 15, 1944

The Plaintiff

By H. Allen Norton

its Attorney

Received for Record Dec. 15, 1944 at 4:00 P.M. and recorded by- 

TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETING:

WHEREAS, at a Probate Court held at Greenwich within and for the District of Greenwich, in the State of Connecticut, on the 13th day of November, 1944, upon application of JAMES H. HAYES, an administrator c.t.a. of the estate in Connecticut of JAMES B. DORMAN, late of Tucson, Arizona, owning property in the Town of Greenwich in said District, deceased, an order was made authorizing and directing such Administrator c.t.a. to sell at private sale as he may deem for the best advantage of the estate, the real estate of said deceased hereinafter described, to give a deed of conveyance thereof and return the moneys paid pursuant to said order; all of which will more fully appear by the records of said Court, reference thereto being had;

AND WHEREAS, Pursuant to said order, said James H. Hayes as Administrator c.t.a. aforesaid sold at private sale the interest of said deceased in the real estate hereinafter described for the sum of Eleven thousand two hundred fifty dollars ($11,250) to GEORGIA D. FOX, of Old Greenwich, in the Town of Greenwich, County of Fairfield, State of Connecticut;

BE IT THEREFORE, KNOW YE, That JAMES H. HAYES, as Administrator c.t.a. of the estate in Connecticut of James Dorman, deceased, in pursuance of the authority and direction given as aforesaid, and in consideration of said sum of Eleven thousand two hundred fifty dollars ($11,250) received to my full satisfaction from said GEORGIA D. FOX, do give, grant, bargain, sell and confirm unto the said GEORGIA D. FOX all the right, title, interest, claim and demand which the said James Dorman had at the time of his death, or which I as such Administrator c.t.a. aforesaid have or ought to have in and to that certain piece, parcel or tract of land with the buildings and improvements thereon, situated in Old Greenwich, in the Town of Greenwich, County of Fairfield and State of Connecticut, bounded and described as follows:

Beginning at a monument on the southwesterly corner of the Shore Road and Rocky Point Road, and running thence south 46° 44' west 324.22 feet; south 44° 45' west 78.65 feet, all along Shore Road to a monument at the northwesterly corner of the premises; thence along land now or formerly of the estate of William Farrell, south 34° 1' 30" east 660.82 feet to a sea well on Long Island Sound; thence along said sea well north 39° 3' 30" east 34.60 feet; North 12° 36' 30" east 91.99 feet, and north 35° 32' 46" east 46.23 feet; thence along mean high water mark of Long Island Sound north 7° 20' east 134.10 feet; thence north 18° 23' west 40 feet and north 30° 47' east 104.60 feet; thence north 9° 14' east 21.40 feet to a monument on the southerly side of Rocky Point Road, so-called thence along the southerly side of Rocky Point Road, north 8° 48' west 836.70 feet to a monument at the point of beginning; said premises being bounded northerly by Rocky Point Road; easterly and southerly
BOOK 397 MISCELLANEOUS

by land formerly of the estate of Alice G. Morris, by said sea walls and said mean high
water mark line of Long Island Sound; southeasterly by land now or formerly of the estate
of William Farrell, deceased, and northwesterly by Shore Road.

Together with all riparian and littoral rights connected with or incidental to the ownership
ship of said premises and all right in and to said sea wall and the right to maintain same.

SIGNED, however, to

1. Taxes of the Town of Greenwich and the sewer maintenance tax on the Grant List of 1944;
2. Covenants and restrictions contained in instruments of record, if any;
3. Zoning laws and rules and regulations as established in and for the Town of Greenwich or
   of any municipal or other public authority, now or hereafter adopted.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereto,
unto the said GEORGE D. FOX, her heirs and assigns forever, to her and their proper use and
benefit. And I the said Grantor do for myself, my heirs, executors and administrators, covenant
with the said Grantee, her heirs and assigns, that I have full power and authority as
Administrator a.t.a. aforesaid to bargain and sell the same in manner and form as above
written and that I have not done or suffered anything whereby the said premises have been
encumbered in any way whatever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20th day of November, 1944.

Signed, sealed and delivered

in the presence of

James H. Hayes
Administrator a.t.a. of the Estate of
Connecticut of Jane Dorman, deceased

DataRow E. Wood
M. A. Krause

STATE OF CONNECTICUT)

as. Town of Westport

FAIRFIELD COUNTY

PERSONALLY APPEARED JAMES H. HAYES, Administrator a.t.a. aforesaid, signer and sealer of the
foregoing instrument, and acknowledged the same to be his free act and deed as such
Administrator a.t.a. before me:

(Notary Seal)

Received for Record Dec. 16, 1944 at 4:30 P.M.

TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETING:

WHEREAS, at a Probate Court held at Greenwich within and for the District of Greenwich, in
the State of Connecticut, on the 18th day of November, 1944, upon application of JAMES H.
HAYES, as Administrator a.t.a. of the Estate of GEORGE D. FOX, late of London,
England, owner property in the Town of Greenwich in said District, deceased, an order was
made authorizing and directing such Administrator a.t.a. to sell at private sale, as he may
determine for the best advantage of the Estate, the real estate of said deceased heretofore
described, to give a deed of conveyance thereof and return made pursuant to said order, all of
which will more fully appear by the records of said Court, reference hereeto being had;

AND, WHEREAS, Pursuant to said order, said JAMES H. HAYES, as Administrator a.t.a. aforesaid
sold at private sale the interest of said deceased in the real estate heretofore described
for the sum of Eleven thousand two hundred fifty dollars ($11,250) to GEORGE D. FOX, of Old
Greenwich, in the Town of Greenwich, County of Fairfield, State of Connecticut;

NOW, THEREFORE, THIS BE, THAT I, JAMES H. HAYES, as Administrator a.t.a. of the Estate in
Connecticut of GEORGE D. FOX, deceased, in pursuance of the authority and direction given
as aforesaid, and in consideration of said sum of Eleven thousand two hundred fifty dollars
($11,250) received to my full satisfaction from said GEORGE D. FOX do give, grant, bargain,
sell and convey unto the said GEORGE D. FOX all the rights, titles, interests, claims and dem-

BOOK 397 MISCELLANEOUS

By land formerly of the estate of Milton G. Russell, by said one walls and said near high
water mark line of Long Island Sound; southerly by land now or formerly of the estate
of William Farrell, deceased, and northerly by said road.

Together with all rents and profits and all appurtenances connected with or incidental to the
ownershi of said premises and all right in and to said one wall and the right to maintain same.

ASSURANCE, therefore,

TO HAVE AND TO HOLD the above granted and bargained premises, with the
appurtenances thereunto appertaining, unto the said GEORGINA D. FOX, her heirs and assigns forever, to her and her
heirs and assigns.

And I, the said grantor, do for myself, my heirs, executors and administrators, covenant
with the said grantee, her heirs and assigns, that I have full power and authority as
Administrator c.i.e., to sell and sell the same in manner and form as above
written, and that I have not done or suffered any thing whereby the said premises have been
encumbered in any way whatsoever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20th day of November, 1944.

Signed, sealed and delivered
in the presence of

[Seal]

James E. Hayes
(Admin. C.I.E. of the Estate in Connecticut of Jone Dorman, deceased)

STATE OF CONNECTICUT

FAIRFIELD COUNTY

Asst. Town of Westport

Nov. 20, 1944

Personally appeared JAMES E. HAYES, Administrator c.i.e., as aforesaid, signor and sealer of
the foregoing instrument, and acknowledged the same to be his free act and deed as
Administrator c.i.e., before me,

A. KRAMER, Notary Public

Received for Record Dec. 20, 1944 at 2:00 p.m. and recorded by

[Seal]

Town Clerk

TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETED:

WHEREAS, as a Probate Court held at Greenwich within and for the District of Greenwich, in
the State of Connecticut, on the 16th day of November, 1944, upon application of JAMES E.
HAYES, as Administrator c.i.e., of the Estate in Connecticut of GEORGINA D. FOX, deceased, an order was
made authorizing and directing such Administrator c.i.e., to sell at private sale as he may
determine to the best advantage of the Estate, the real estate of said deceased hereinbefore
described, to give a deed of conveyance therefor and return rents pursuant to said order, all of
which will more fully appear by the records of said Court, reference thereto being had.

AND WHEREAS, pursuant to said order, said JAMES E. HAYES, as Administrator c.i.e., aforesaid
sold at private sale the interest of said deceased in the real estate hereinbefore described
for the sum of Eleven thousand two hundred fifty Dollars ($11,250) to GEORGINA D. FOX, of Old
Greenwich, in the Town of Greenwich, County of Fairfield, State of Connecticut

NOW, THEREFORE, KNOW YE, That JAMES E. HAYES, as Administrator c.i.e., of the Estate in
Connecticut of Georoina D. Fox, deceased, in pursuance of the authority and direction given
as aforesaid, and in consideration of said sum of Eleven thousand two hundred fifty Dollars
($11,250) received to my full satisfaction from said GEORGINA D. FOX do give, grant, bargain,
sell and convey unto the said GEORGINA D. FOX all the right, title, interest, claim and
demand which the said Georoina D. Fox had at the time of her death, on which I as such Admini-
BOOK 397 MISCELLANEOUS

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

Beginning at a monument on the southwesterly corner of the Shore Road and Rocky Point Road, and running thence south 45° 45' west 398.08 feet; south 64° 45' west 72.65 feet, all along Shore Road to a monument at the northwesterly corner of the premises; thence along land now or formerly of the estate of William Farrell, south 34° 1' 20" west 406.92 feet to a sea wall on Long Island Sound; thence along said sea wall north 36° 0' 60" east 34.95 feet; north 12° 36' 30" east 91.98 feet, and north 33° 23' 45" west 46.23 feet; thence along mean high water mark of Long Island Sound north 72° 50' east 134.10 feet; thence north 12° 35' west 60 feet and north 36° 0' east 104.00 feet; thence north 14° 15' east 211.40 feet to a monument on the southerly side of Rocky Point Road, so-called; thence along the southerly side of Rocky Point Road, north 65° 45' west 238.70 feet to a monument at the point or place of beginning; said premises being bounded northerly by Rocky Point Road; easterly and southerly by land formerly of the estate of Eliza G. Curtis, by said sea wall and said mean high water mark line of Long Island Sound; southwesterly by land now or formerly of the estate of William Farrell, deceased, and northwesterly by Shore Road.

Together with all riparian and littoral rights connected with or incidental to the ownership of said premises and all right in and to said sea wall and the right to maintain same.

SUBJECT, however, to
1. Taxes of the Town of Greenwich and the sewer maintenance tax on the Grand List of 1944;
2. Covenants and restrictions contained in instruments of record, if any;
3. Mortgages and rules and regulations as established in and for the Town of Greenwich or of any municipal or other public authority, now or hereafter adopted.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereunto, unto the said GEORGE D. FOX, his heirs and assigns forever, to have and to hold forever.

And I, the said Grantor, do for myself, my heirs, executors and administrators, covenant with the said Grantee, his heirs and assigns, that I have full power and authority as Administrator of the aforesaid trust to bargain and sell the same in manner and form as above written and that I have not done or suffered anything whereby the said premises have been encumbered in any way whatever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25th day of November, 1944.

Signed, sealed and delivered
in the presence of
Marion W. Wood
W. A. Krause

STATE OF CONNECTICUT

FAIRFIELD COUNTY

Town of Westport

Nov. 25, 1944

Personally appeared JAMES M. HAYES, Administrator of the Estate of Cecelia Billin, deceased, and acknowledged the same to be his free act and deed as such.

Administrator

Notary Public

Received for record Dec. 10, 1944 at 4:30 P.M. and recorded by

J. W. Wigglesworth

Town Clerk

KNOW ALL MEN BY THESE PRESENTS, THAT THE GREENWICH TRUST COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Connecticut, located and doing business in the Town of Greenwich, County of Fairfield and State of Connecticut, acting herein by J. G. Blackford, its President, and F. G. Glabower, Jr., its Secretary, both hereunto duly authorized, does hereby release and discharge a certain mortgage from MIRIAN...
terest and benefit.

NOW THEREFORE, in consideration of these presents and the sum of one ($1.00) Dollar received by each of the parties hereto, from the other in hand paid, the receipt whereof is hereby mutually acknowledged, the said parties hereto do hereby mutually covenant and agree for themselves and their respective heirs and assigns, that the restrictive covenant as hereinafter fully set forth is hereby imposed upon all of the aforesaid described tracts of real property in and to which the parties have respective ownership and interest, as aforesaid, and upon all and every portion thereof, and that said restrictive covenant shall run with said respective tracts of real property, and shall be binding upon all of the respective parties hereto and upon their respective heirs, executors, administrators and assigns, and shall assure to the benefit of all of said parties and to any and all subsequent owners and owner of all or any portion of said respective tracts of real property.

IT IS FURTHER UNDERSTOOD AND AGREED that the covenants and agreements herein contained shall be binding upon and assure to the benefit of the heirs, executors, administrators and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

Ray Fox
Kerry Ruth Brandall
Francis C. Monahan

STATE OF ARIZONA
COUNTY OF PINA

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

(Notary Seal) County Clerk's certificate of authority of officer taking acknowledgment attached to original instrument.

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

Personally appeared JAMIE T. IRVINE and KATHRYN W. IRVINE, signers and sealers of the foregoing instrument who acknowledged the same to be their free act and deed before me.

(Notary Seal) County Clerk's certificate of authority of officer taking acknowledgment attached to original instrument.

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Personally appeared GEORGIA D. FOX, signer and sealer of the foregoing instrument who acknowledged the same to be her free act and deed before me.

(Notary Seal) County Clerk's certificate of authority of officer taking acknowledgment attached to original instrument.

Received for Record May 11, 1960 at 10:16 A.M. and recorded by:

[Signature]

Town Clerk

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

KNOW YE, That I, GEORGIA D. FOX, wife of Ray Fox, of the Town of Greenwich, County of Fairfield and State of Connecticut, for the consideration of One ($1.00) Dollar and other good and valuable considerations received to my full satisfaction of JAMIE T. IRVINE and KATHRYN W. IRVINE, husband and wife, both of said Town of Greenwich, DO GIVE, GRANT, BARGAIN, SELL and CONVEY unto the said JAMIE T. IRVINE and KATHRYN W. IRVINE, as joint tenants with the
remainder in fee to the survivor of them, all that certain tract or parcel of land situated in said Town of Greenwich, and being known and designated as Lot No. 2 as shown and delineated on a certain map entitled "Property of Georgia D. Fox, Greenwich, Conn." made by B. E. Minor & Co., Inc., Civil Engineers, Greenwich, Conn., Oct. 4, 1949 and revised Dec. 10, 1949, division line between Lots 1 and 2, also Restriction line, and further revised Feb. 5, 1950, division line between Lot 3 and Brown, which map is to be filed in the office of the Town Clerk of the said Town of Greenwich of even date herewith, reference thereto being had. Said lot being bounded and described as follows:

Beginning at a point in the Southeasterly line of Shore Road formed by the intersection of the boundary line between the lot herein described and Lot No. 3 as shown on said map, thence running along said Southeasterly line of Shore Road, North 45° 44' East 61 feet to its intersection with the Southeasterly line of Rocky Point Road; thence along said Southeasterly line of Rocky Point Road South 65° 40' East 105 feet to the Easterly line of Lot No. 1 as shown on said map; thence along the Easterly line of Lot No. 1 the following courses and distances:

South 6° 40' 30" West 100.26 feet; South 3° 00' 40" West 106.99 feet; and South 10° 13' East 30.42 feet to the mean high water line of the waters of Long Island Sound; thence along the mean high water line of the waters of Long Island Sound South 72° 20' West 43 feet to the Easterly line of Lot No. 3 as shown on said map; thence along the Easterly line of Lot No. 3 the following courses and distances: North 10° 13' West 39.01 feet and North 11° 39' 20" West 590.56 feet to the Southeasterly line of Shore Road at the point and place of beginning.

Together with all right, title and interest of the Grantor in and to Shore Road and Rocky Point Road in front of and adjoining said premises to the center line thereof.

Together with all littoral and riparian rights appurtenant to the aforesaid described premises between the prolongation of the Easterly and Westerly boundary lines of the aforesaid described lot at mean high water from the mean high water line of the waters of Long Island Sound, southeasterly along the land beneath said waters, excepting however so much thereof if any as was conveyed by the Grantor to Grace B. Brown by deed dated October 10, 1949 and as shown on a certain map entitled "Property of Grace B. Brown, Greenwich, Conn." made by B. E. Minor & Co., Inc., Civil Engineers, Greenwich, Conn., Oct. 4, 1949 and filed in the office of the Town Clerk of the Town of Greenwich.

Together also with the limited easement and right as appurtenant to the aforesaid described premises for the owners and occupents of said premises and their house guests to pass over so much of the portions of the "Beach Area" as the same is delineated on the aforesaid map abutting on the East and West that portion of said "Beach Area" which is included within the aforesaid described premises, excepting however so much of such area as was conveyed by the Grantor to Grace B. Brown by deed dated October 10, 1949 and as shown on a certain map entitled "Property of Grace B. Brown, Greenwich, Conn." made by B. E. Minor & Co., Inc., Civil Engineers, Greenwich, Conn., Oct. 4, 1949 and filed in the office of the Town Clerk of the Town of Greenwich, as shall reasonably be necessary for the sole purpose of transit to and from the waters of Long Island Sound and reserving as appurtenant to all the remaining continuous land now owned by the Grantor a limited easement and right for the owners and occupents of said contiguous land and their house guests to pass over so much of that portion of the said "Beach Area" as is included within the aforesaid described premises hereby conveyed to the Grantees as shall reasonably be necessary for the sole purpose of transit to and from the waters of Long Island Sound.

This deed is given and accepted upon the following express covenants and agreements which shall run with the land and be binding upon the Grantees, their heirs, executors, administrators and assigns and enure to the benefit of the Grantor, her heirs and assigns, namely:

1. No hedges or fences shall be erected upon the East, South and West boundary lines of the
BOOK 446 MISCELLANEOUS

I hereby convey without the written consent of the contiguous property owners.

2. No laundry shall be hung or displayed on said premises except within an enclosure of sufficient height to screen the same from view without the written consent of the adjoining property owners.

3. No buildings or improvements shall be erected or maintained upon that portion of the conveyed premises lying Southerly of the restriction line crossing said premises as shown on said map, and that said portion of the conveyed premises shall not be planted and improved except with grass and as a lawn without the written consent of the adjoining property owners.

4. Said premises shall not be used for any business purposes of any kind or nature whatsoever or for any purpose whatsoever other than for strictly private residential use, until May 1, 1970.

The Grantor, for herself, her heirs, executors, administrators and assigns, covenants and agrees with the Grantees, their heirs, executors, administrators and assigns that she will impose upon all of the aforesaid contiguous land owned by her by inserting the same restrictions hereinafter set forth in the Deeds of conveyance of Lots 1 and 3 as shown on said map now owned by her.

Said premises are conveyed subject to the following:

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

2. Town of Greenwich Tax on the list of June 1, 1949, due and payable in January and July, 1950, which tax the Grantees assume and agree to pay.

3. Sound Beach Sewer Maintenance Tax on the list of June 1, 1949, due and payable in May, 1950, which tax the Grantees assume and agree to pay.

4. Restrictive covenants and agreements contained in the following deeds:

To have and to hold the above granted and bargained premises, with the privileges and appurtenances thereof, unto the said Grantees for and during their joint lives, and upon the death of either of them, unto the survivor of them, and to his or her heirs and assigns forever, to their own proper use and benefit. It being the intention hereof to convey to the said Grantees the use and improvement of said premises during their joint lives and the remainder in fee to the survivor.

And also, I, the said Grantor, do for myself and my heirs, executors, administrators and assigns, covenant with the said Grantees, and the heirs and assigns of the survivor of them, that at and until the enrolling of these presents, I am as well seized of the premises, as a good, indefeasible estate in fee simple; and I have good right to grant and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as aforesaid.

And furthermore, I, the said Grantor, do by these presents bind myself and my heirs and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to them, the said Grantees, and the heirs and assigns of the survivor of them, against all claims and demands whatsoever, except as aforesaid.

In witness whereof, I have hereunto set my hand and seal this 26th day of March, in the year of our Lord nineteen hundred and fifty.

Signed, Sealed and Delivered

In the presence of:

Georgia D. Fox

[Seal]
STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Permanently appeared, OROHOSA D. FOX, signor and sealer of the foregoing instrument, who acknowledged the same to be her free act and deed, before me.

(Notary Seal) County Clerk's certificate of authenticity of officer taking oath, document was attahed to original instrument.

The Grantor herein by the execution and delivery of this Deed and the Grantees herein by their acceptance thereof mutually acknowledge that their respective obligations under contract dated April 15, 1980 and recorded in the Town of Greenwich Land Records at Book 436, at Page 154 are discharged, and that said contract is of no further force or effect.

Francis O. Monahan
L. L. Rothell, Notary Public

Ray Fox
L. L. Rothell

Witnesses

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

Permanently appeared JAMIE T. IRVINE and KATHRYN W. IRVINE, signers and sealers of the foregoing agreement, and acknowledged the same to be their free act and deed, before me.

Francis O. Monahan, Notary Public

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Permanently appeared GEORGIA D. FOX, signor and sealer of the foregoing instrument, who acknowledged the same to be her free act and deed, before me.

(Notary Seal) County Clerk's certificate of authenticity of officer taking oath, document was attached to original instrument.

Resolved for Record May 11, 1980 at 10:17 A.M. and recorded

Town Clerk

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

KNOW YE, that WILLIAM H. HALL, of 800 Park Avenue, New York, New York, for the consideration of One Dollar ($1.00) and other valuable considerations received to his full satisfaction of WESTPORT HALL CORPORATION, a New York corporation, of 49 Wall Street, New York, New York, does release, release, and forever quit-claim unto the said WESTPORT HALL CORPORATION its successors and assigns forever, all the right, title, interest, claim and demand whatsoever as he, the said Releasee, has or ought to have in or to ALL that certain tract, piece or parcel of land, together with any buildings and improvements now or hereafter constructed upon the same, situated in the Town of Greenwich, County of Fairfield and State of Connecticut, bounded and described as follows:

BEGINNING at a point on the westerly line of Greenwich Avenue at the intersection therewith of the division line between the premises herein described and property now or formerly of the Christians Estate, which point is distant 100.76 feet from the northerly line of Olive Street as measured along the westerly line of Greenwich Avenue, and running thence along said land now or formerly of the Christians Estate, Gilly, Gallagher and Kennedy, north 63° 30' west 176.17 feet, and thence along land now or formerly of Hansen, north 70° 39' west 4.90 feet to land now or formerly of Pedersen, and running thence along land now or formerly of Pedersen, north 19° 18' 10" east 64.61 feet to land now or formerly of the Estate of Oliver D.
Know All Men by these Presents, THAT I, ELEANOR B. RADLEY, of 
the Town of Greenwich, County of Fairfield and State of Connecticut, 
do hereby demise and discharge a certain mortgage from 
Greenwich Country Day School, Inc. to me for $97,500 
dated April 13, 1962, and recorded in the records of the Town 
of Greenwich, in the County of Fairfield and 
State of Connecticut in book 667 at page 142, said mortgage and the note 
thereby secured having been fully paid and satisfied.

In Witness Whereof, I have hereunto set my hand and seal this 8th 
day of June, 1969.

Signed, sealed and delivered 
in the presence of

Eleanor B. Radley

Martha C. Ingram

STATE OF CONNECTICUT 
COUNTY OF FAIRFIEL D

STATE OF CONNECTICUT 
COUNTY OF FAIRFIELD

This is to certify that Jamie W. Irvine late of 
Waynesburg, Penn., owning property in 
Greenwich, deceased, died on September 19, 1968 ; that said decedent 
during his lifetime owned an interest, in real property situated in Greenwich, Connecticut, in joint tenancy 
with Kathryn W. Irvine with the right of survivorship; that said 
joint tenancy was created by a 
Warranty Deed, dated May 29, 1950

# # from Georgia D. Fox 

and recorded in the Greenwich Land Records in Book 449 at Page 213

That the above property is the same described in connection with the record of Deed recorded in Book 449 at Page 213

That the above property is due in connection with the interest of the deceased joint tenant.

Greenwich, Conn. May 22, 1969

[Signature]

Judge of Probate for the District of Greenwich, Connecticut.
IN THE COURT OF COMMON PLEAS, ORPHANS' COURT DIVISION

IN RE:

KATHRYN W. IRVINE

AN ALLEGED INCAPABLE

FINAL DEED

And now, January 19, 1970, it appearing to the Court that Kathryn W. Irvine, who appeared before the court, requires the appointment of Trustee Guardian of Account of the fact that she may become the victim of designing persons.

It is therefore ordered and decreed that the First National Bank and Trust Company of Washington, Wayneburg Branch, Pennsylvania, be and it is hereby appointed Guardian of the estate of the said Kathryn W. Irvine, in pursuance of Section 301 of the Incompetent's Act of 1953.

ATTEST
Al Darney
Clerk

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF GREENE

I, Al Darney, Clerk of the Common Pleas Court, Orphans' Court Division, hereby certify the foregoing to be a true copy of a Final Decree for the appointment of a Guardian, In Re Kathryn W. Irvine, the same being at No. 1 Orphans' Court 1970 Incompetent Docket No. 2, page 202

Witness my hand and official seal this 26th day of January A.D., 1970.

Al Darney
Clerk of Courts
TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, That EDWIN J. O'MARA, JR., Conservator of the Estate of Kathryn W. Irvine, an Incapable, of New Wilmington, Pennsylvania (Grantor), after application duly made and approved by the Court of Probate for the District of Greenwich in the State of Connecticut, and by virtue of an Order of said Court of Probate dated May 9, 1972, and pursuant to the power and authority given to him as aforesaid, and in consideration of the sum of ONE HUNDRED THIRTY THOUSAND ($130,000.00) DOLLARS, received to his full satisfaction of MARY C. RAYMOND, of 152 Shore Road, Old Greenwich, Connecticut (Grantee), does grant, bargain, sell and confirm unto the said MARY C. RAYMOND all the right, title, interest, claim and demand which the said Kathryn W. Irvine has or which he as such Conservator has in and to

ALL that certain place, parcel or tract of land, together with the buildings and improvements thereon, situated at Old Greenwich, in the Town of Greenwich, County of Fairfield and State of Connecticut, known and designated as Plot "A" on a certain map entitled "Property of Janie T. and Kathryn W. Irvine, Greenwich, Conn., redivision of Lot Number 2 as shown on Map #24 Greenwich Land Records," which map is on file in the Office of the Greenwich Town Clerk by the map number 3691.

BEING a portion of the same premises conveyed to Janie T. Irvine and Kathryn W. Irvine by Georgia D. Fox by Warranty Deed dated March 29, 1950, and recorded in the Greenwich Land Records in Book 449 at Page 213, together with all the rights and privileges appurtenant to said premises and set forth or referred to in said Warranty Deed, but subject nevertheless to the restrictive covenants, agreements, restrictions, rights of others and/or encumbrances set forth or referred to in said deed.

SAID premises are conveyed subject to the following:

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

3. Town of Greenwich Sewer Maintenance and Sewer Treatment Taxes on the list of October 1, 1971, due and payable in October 1972, which taxes the Grantee assumes and agrees to pay.

4. Any assessment or unpaid charges or installments made or to be made by the Town of Greenwich for sewer construction and/or sewer plant enlargement.

5. Restrictive covenants and agreements contained in a Deed from William W. Scofield to Lillian Osborne Topping, dated Dec. 27, 1898 and recorded in said land records in Book 82 at Page 148.


7. Agreement between Georgia D. Fox and Jamie T. Irvine and Kathryn W. Irvine, dated April 1946, and recorded in said land records in Book 436 at Page 154.

8. Agreement among Georgia D. Fox, et al., dated March 29, 1939, and recorded in said land records in Book 449 at Page 212.

9. Right of way as set forth in a certain Deed from Kathryn W. Irvine to Jamie T. Irvine, IV and Susan S. Irvine, dated August 9, 1968, and recorded in said land records in Book 779 at Page 531.

10. Any state of facts which an accurate survey or personal inspection of the premises might reveal.

TO HAVE AND TO HOLD the above granted and bargained premises unto her the said Grantee, her heirs and assigns, 'to her and their proper use and behoof forever.

And the said Grantor covenants with the said Grantee, her heirs and assigns, that he has full power and authority as such Conservator to bargain and sell the same in manner and form as is above written, and does further covenant to WARRANT AND DEFEND the above granted and bargained premises to her the said Grantee, her heirs and assigns, against all claims and demands of any person or persons claiming by, from or under him as such Conservator except as set forth herein.

IN WITNESS WHEREOF, EDWIN J. O'HARA, JR., as such
Conservator, has hereunto set his hand and seal this 19th day of May, 1972.

Signed, Sealed and Delivered

in the Presence of

Edwin J. O'Mara, Jr.
Conservator as aforesaid

Janet L. Woodman

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD
GREENWICH
May 19, 1972

Personally appeared EDWIN J. O'MARA, JR., as Conservator as aforesaid, signer and sealer of the foregoing Instrument, and acknowledged the same to be his free act and deed as such Conservator, before me.

Notary Public

Notices of Federal Tax Lien Under Internal Revenue Laws

DISTRICT - New York No. 77

Serial No. - 1025-1015-IFB

Pursuant to the provisions of Sections 6301, 6302, and 6303 of the Internal Revenue Code, notice is hereby given that there have been assessed under the Internal Revenue Laws of the United States against the following named taxpayer, taxes (including interest and penalties) which until paid thereof remain unpaid, and that by virtue of the above-mentioned statutes the amount of such taxes, together with penalties, interest, and costs that may accrue in addition thereto, is a lien in favor of the United States upon all property and rights in property belonging to said taxpayer.

NAME OF TAXPAYER - Robert S. & Brenda L. Silver

ADDRESS - 70 Oregon Avenue, New Rochelle, NY 10501

CLASS OF TAX

(Tax Return Form No.) (b)

1060 06/03/78

AMOUNT DUE

06/03/78 12/31/69

ASSESSMENT DATE (c) IDENTIFYING NUMBER (d) LIQUIDATED BALANCE OF ASSESSMENT (e)

TOTAL $3,594.39

PLACE OF FILING - Town Clerk, New Rochelle, Connecticut

WITNESS my hand at 

271 North Ave., New Rochelle, NY 10501

the 19th day of May 1972

Signature

Revenue Officer

The undersigned officer has been authorized by the State as shown by their name as revenue officer in the city or town of New Rochelle, County of Westchester, State of New York, and is empowered to serve this notice in the County of Westchester, State of New York, in the manner prescribed by law. This certificate shall be recorded in the office of the County Clerk of the County of Westchester, State of New York.
CERTIFICATE OF NOTICE FOR LAND RECORDS

STATE OF CONNECTICUT

COURT OF PROBATE

COURT OF PROBATE, DISTRICT OF Greenwich

DISTRICT NO. 057

ESTATE OF

Mary C. Raymond (03-0057)

DATE OF DEATH

January 16, 2003

PLACE WHERE LAST DWELT

Nathaniel Withcull Home, 70 Parsonage Road, Greenwich, CT 06830

DIED TESTATE

PENDING

Deutsche Bank Trust Company Connecticut Ltd., One保证金-House, Greenwich, CT 06830

IDUCIARY'S POSITION OF TRUST

Executor

DATE OF APPOINTMENT

5/20/03

This certificate is made and caused to be recorded in the land records of the town wherein the said deceased was the owner of real property, or any interest therein, or a mortgage or a lien upon real property.

Paul D. Cind, President

Deutsche Bank Trust Company Connecticut Ltd., Executor

Received by record at 10:35 A.M. and recorded by Town Clerk

JUN 09 2003
United States
Certificate Discharging
Property Subject to
Estate Tax Lien

TO

[NAME OF APPLICANT]
[ADDRESS]
[STREET, CITY, STATE, ZIP CODE]

I certify that the estate tax for the estate of the decedent named above has been fully paid or otherwise provided for. This Certificate discharges the property described below from the lien of the United States imposed by section 6324 of the Internal Revenue Code.

All the right, title, interest, claim and demand which Mary C. Raymond had, or ought to have had, at the time of her death, or which Deutsche Bank Trust Company Connecticut Ltd., as Temporary Administrator of the Estate of said decedent has, or ought to have in and to-

All that certain piece, parcel or tract of land, together with the buildings and improvements thereon, situated at Old Greenwich, in the Town of Greenwich, County of Fairfield and State of Connecticut, known and designated as Lot “A” on a certain map entitled “Property of Janie T. and Kathryn W. Irvine, Greenwich, Conn., resubdivision of Lot Number 2 as shown on Map # 2524 Greenwich Land Records” which map is on file in the Office of the Greenwich Town Clerk by the map number 3591, as said piece, parcel or tract of land may have been augmented by fill or accretion or diminished by erosion since the date of said map.

Being a portion of the same premises conveyed to Jamie T. Irvine and Kathryn W. Irvine by Georgia D. Fox by Warranty Deed dated March 29, 1950, and recorded in the Greenwich Land Records in Book 449 at Page 213, together with all the rights and privileges appurtenant to said premises and set forth or referred to in said Warranty Deed, but subject nevertheless to the restrictive covenants, agreements, restrictions, rights of others and/or encumbrances set forth or referred to in said deed.

Together also with all rights, riparian and littoral, in and to the waters of Long Island Sound bounding said premises on the south, and together with such right, title and interest as Mary C. Raymond had, or ought to have had, and Deutsche Bank Trust Company Connecticut Ltd., as Temporary Administrator as aforesaid, has, or ought to have, in and to any land lying between the above-described premises and Long Island Sound.

[SIGNATURE OF CERTIFYING OFFICIAL]

[AREA DIRECTOR]

[DATE]

Received for Record JUN 27 2003 at 1:30 PM

[ATTEST]

[RECEIVED]

[ATTORNEY]

[STAMP]
Form CT-792
Certificate Releasing Connecticut Succession and Estate Tax Liens

Complete this form and file with Form CT-4492, Application for Certificate Releasing Connecticut Succession and Estate Tax Liens.

Mail to:

Name
ALEXANDER J. HOLLAND, ESQ.
HOLLAND KAUFMANN & BARTELS, LLC
Street address
289 GREENWICH AVENUE
City, State, ZIP
GREENWICH, CT 06830

Decedent’s last name
RAYMOND
Decedent’s first name and middle initial
MARY C.
Probate court
GREENWICH
Connecticut file number, if known
H-86692

Property address:

152 SHORE ROAD
Number and street address

OLD GREENWICH
City or town

DRS Use Only

This certifies that the liens for succession tax and estate tax of the State of Connecticut with respect to the decedent’s interest in the real property described above are released by the Commissioner of Revenue Services from the operation of such liens.

Dated at Hartford this 12th day of June 2003

GENE GAVIN
Commissioner of Revenue Services

By
John M. Dunham
First Assistant Commissioner of Revenue Services

Received for Record JUN 27 2003 at 1:31 P.M. Attest Town Clerk
TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, that

DEUTSCHE BANK TRUST COMPANY CONNECTICUT LTD., of One
Pickwick Plaza, Greenwich, CT 06830, as Executor of the Last Will and
Testament of MARY C. RAYMOND, late of Greenwich, Connecticut, by virtue
of the direction, power and authority contained in Articles SECOND and FIFTH
of said decedent's Last Will and Testament,

hereinafter referred to as the Grantor,

in consideration of the sum of TEN ($10) DOLLARS and other good and valuable consideration,
the receipt of which is hereby acknowledged, does hereby grant, bargain and sell
unto

TOM S. WARD, JR., TRUSTEE, of 170 Mason Street, Greenwich, Connecticut

hereinafter referred to as the Grantee,

all the right, title, interest, claim and demand which Mary C. Raymond had, or ought to have had,
at the time of her death, or which DEUTSCHE BANK TRUST COMPANY CONNECTICUT
LTD., as Executor of the Last Will and Testament of said decedent has, or ought to have in and to -

All the right, title, interest, claim and demand which Mary C. Raymond had, or ought to have had,
at the time of her death, or which Deutsche Bank Trust Company Connecticut Ltd., as Executor of
the Last Will and Testament of said decedent has, or ought to have in and to -

All that certain piece, parcel or tract of land, together with the buildings and improvements
thereon, situated at Old Greenwich, in the Town of Greenwich, County of Fairfield and State of
Connecticut, known and designated as Plot "A" on a certain map entitled "Property of Jamie T. and
Kathryn W. Irvine, Greenwich, Conn., resubdivision of Lot Number 2 as shown on Map # 2624
Greenwich Land Records" which map is on file in the Office of the Greenwich Town Clerk by the map
number 3591, as said piece, parcel or tract of land may have been augmented by fill or accretion or
diminished by erosion since the date of said map.

Being a portion of the same premises conveyed to Jamie T. Irvine and Kathryn W. Irvine by
Georgia D. Fox by Warranty Deed dated March 29, 1950, and recorded in the Greenwich Land Records
in Book 449 at Page 213, together with all the rights and privileges appurtenant to said premises and set
forth or referred to in said Warranty Deed, but subject nevertheless to the restrictive covenants,
agreements, restrictions, rights of others and/or encumbrances set forth or referred to in said deed.

Together also with all rights, riparian and littoral, in and to the waters of Long Island Sound

$1,750 00/00 State Conveyance Tax Received

$31,800 00/00 State Conveyance Tax Received

Town Clerk of Greenwich

Town Clerk of Greenwich
bounding said premises on the south, and together with such right, title and interest as Mary C. Raymond
had, or ought to have had, and Deutsche Bank Trust Company Connecticut Ltd., as Executor as aforesaid,
has, or ought to have, in and to any land lying between the above-described premises and Long Island
Sound.

Said premises will be conveyed subject to the following:

1. Any and all provisions of any ordinance, municipal regulation or public or private law, including,
but not limited to, zoning, building and setback lines, planning, health, inland wetlands and watercourses,
Coastal Zone Management and historic district rules and regulations as established in and for the Town

2. Taxes of the Town of Greenwich hereafter due and payable, which taxes Gransee hereby assumes
and agrees to pay as part of the consideration for this deed.

3. Public improvement assessments and/or any unpaid installments thereof, which assessments and/or
installments become due and payable after the date of delivery of the deed, which assessments and/or
installments Gransee hereby assumes and agrees to pay as part of the consideration for this deed.

4. Taxes of any tax district in which the premises are situated and/or any dues, fees, charges or
assessments of private associations or similar entities for which the owner of the premises may be liable,
which become due and payable after the date of delivery of the deed, which taxes and/or dues, fees,
charges and assessments Gransee hereby assumes and agrees to pay as part of the consideration for this
deed.

5. Restrictive covenants and agreements contained in Warranty Deed from Gerrude A. Briggs to
Arthur J. Billin dated February 29, 1912 and recorded in Book 137 at Page 194 of the Greenwich Land
Records.

6. Agreement between Georgia D. Fox and Jamie T. Irvine and Kathryn W. Irvine dated April 1948
and recorded in Book 436 at Page 154 of said Land Records.

212 of said Land Records.

8. Easements, rights of way, restrictive covenants and agreements contained in Warranty Deed from
Georgia D. Fox to Jamie T. Irvine and Kathryn W. Irvine dated March 29, 1950 and recorded in Book

9. Right of way as set forth in a certain deed from Kathryn W. Irvine to Jamie T. Irvine, IV and
Susan S. Irvine dated August 9, 1968 and recorded in Book 779 at Page 331 of said Land Records.

10. Rights of others, statutory or common law, in and to any ponds, brooks, streams or other
watercourses, including the uninterrupted flow thereof, which may be located in, on, bordering, passing
through or under said premises.

11. Any effect on said premises by reason of the fact that the same are or may be located in an area
which qualifies them for government-subsidized insurance under the National Flood Insurance Act of 1968,
as amended, and the maps promulgated or to be promulgated pursuant thereto.
12. Any and all rights of the United States Government, State of Connecticut and Town of Greenwich in and to any land below the current mean highwater mark of Long Island Sound and the mean high water mark as shown on Map 3591.

13. Title to land under rights of way appurtenant to the premises.

14. Such state of facts as an accurate, closed-ground survey or an inspection of said premises, or both, might disclose.

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

And the said Executor does hereby covenant with the said Grantee, his successors and assigns, that it has full power and authority, as Executor aforesaid, to grant and convey the above described premises in manner and form aforesaid and for itself and its successors and assigns does further covenant to warrant and defend the same to the said Grantee, his successors and assigns, against the claims of any person or persons whomsoever, claiming by, from or under it as Executor aforesaid.

IN WITNESS WHEREOF, DEUTSCHE BANK TRUST COMPANY CONNECTICUT LTD., as Executor aforesaid, has caused this deed to be executed by Paul J. Bisset, its Managing Director hereunto duly authorized, and its corporate seal to be hereunto affixed, on this 27th day of June, A.D. 2003.

Signed, Sealed and Delivered in the Presence of

Alexander J. Holland

By: Paul J. Bisset
Paul J. Bisset, its Managing Director

Frances J. Brocklebank
STATE OF CONNECTICUT  
COUNTY OF FAIRFIELD  

On this 27th day of June, 2003, personally appeared PAUL J. BISSET, Managing Director of DEUTSCHE BANK TRUST COMPANY CONNECTICUT LTD., Executor of the Last Will and Testament of Mary C. Raymond, 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 Deutsche Bank Trust Company Connecticut Ltd., as Executor aforesaid, before me.

Alexander J. Holland  
Commissioner of the Superior Court

Latest address of Grantee:
152 Shore Road  
Old Greenwich, CT 06870

Received for Recor_ JUN 27 2003  at 1 h 32 m P. M. and recorded by Town Clerk
TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

Know Ye, That I, TOM S. WARD, JR., TRUSTEE of Ivey, Barnum & O'Mara, LLC, 170 Mason Street, Greenwich, Connecticut 06830 ("Releasor"), for the consideration of One ($1.00) dollar and other good and valuable consideration, received to my full satisfaction of PEGGY DANZIGER of 155 East 69th Street, New York, New York, 10021 ("Releasee"), do remise, release and forever QUIT-CLAIM unto the said PEGGY DANZIGER, her heirs and assigns forever, all the right, title, interest, claim and demand whatsoever as I, the said Releasor, have or ought to have in or to

All that certain piece, parcel or tract of land, together with the buildings and improvements thereon, situated at Old Greenwich, in the Town of Greenwich, County of Fairfield and State of Connecticut, known and designated as Parcel "Y" on a certain map entitled "Zoning Location Survey Showing Division of Property at 152 Shore Road Old Greenwich, Greenwich, Connecticut Prepared For Mary C. Raymond" which map is on file in the Office of the Greenwich Town Clerk by the map number 7787.

Being a portion of the same premises conveyed to Tom S. Ward, Jr., Trustee by Deutsche Bank Trust Company Connecticut Ltd., by Warranty Deed dated June 27, 2003, and recorded in the Greenwich Land Records in Book 4303 at Page 0103, together with all the rights, privileges and benefits, but subject, nevertheless, to the restrictive covenants, agreements and encumbrances therein set forth or referred to.

TO HAVE AND TO HOLD the premises, with all the appurtenances, unto the said Releasee, her heirs and assigns forever, so that neither I, the Releasor nor my successors or heirs nor any other person under me or them shall hereafter have any claim, right or title in or to the premises, or any part hereof, but therefrom I and they are by these presents forever barred and excluded.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of December, 2003.

Signed, Sealed and Delivered
in the Presence of:

Ann Marie Purpura

Tom S. Ward, Jr., Trustee

Christina Noastro

No Conveyance Tax Received

Town Clerk of Greenwich

No State

Conveyance Tax Received
STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

On this the 15th day December, 2003, before me, the undersigned officer, personally appeared Tom S. Ward, Jr. Trustee, known to me or satisfactorily proven to be the person whose name he subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand.

[Signature]
Notary Public

CHRISTINA NOSTRO
A Notary Public Of Connecticut
My Commission Expires March 31, 2008

Received for Record DEC 17 2003 at 1:57 p.m. and recorded by
Town Clerk
WARRANTY DEED - STATUTORY FORM

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME, KNOW YE THAT Peggy Danziger of 155 E. 69th Street, New York, NY 10021, for consideration of ONE DOLLAR DOLLAR ($1.00), grants to Katie Danziger of 160 Shore Road, Old Greenwich, CT 06870 with WARRANTY COVENANTS a one half (1/2) interest in and to all that certain real property known as Parcel Y, Map 7787, being more particularly described in Schedule A attached hereto and made a part hereof.

Said Premises are conveyed subject to:

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

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

3. Such additional encumbrances, if any, as more particularly set forth in Schedule A attached hereto.

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

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed on this 30th day of December, 2020.

Peggy Danziger, Grantor

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

Witness: Eleanor Mitchell

Witness: Vicki K. Johnson

STATE OF CONNECTICUT  }  ss. Greenwich
COUNTY OF FAIRFIELD    }

Personally appeared Peggy Danziger, signer and sealer of the foregoing instrument, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained in the capacity therein stated, before me, on this 30th day of December, 2020.

Vicki K. Johnson
Commissioner of the Superior Court
SCHEDULE A

All that certain piece, parcel or tract of land, together with the buildings and improvements thereof, situated at Old Greenwich, in the Town of Greenwich, County of Fairfield and State of Connecticut, known and designated as Parcel "Y" on a certain map entitled "Zoning Location Survey Showing Division of Property at 152 Shore Road Old Greenwich, Greenwich, Connecticut Prepared For Mary C. Raymond" which map is on file in the Office of the Greenwich Town Clerk by the map number 7787.

Being a portion of the same premises conveyed to Tom S. Ward, Jr., Trustee by Deutsche Bank Trust Company Connecticut Ltd., by Warranty Deed dated June 27, 2003, and recorded in the Greenwich Land Records in Book 4303 at Page 0103, together with all the rights, privileges and benefits, but subject, nevertheless, to the restrictive covenants, agreements and encumbrances therein set forth or referred to.

Said premises will be conveyed subject to the following:

1. Any and all provisions of any ordinance, municipal regulation or public or private law, including, but not limited to, zoning, building and setback lines, planning, health, inland wetlands and watercourses, Coastal Zone Management and historic districts rules and regulations as established in and for the Town of Greenwich and State of Connecticut.

2. Taxes of the Town of Greenwich hereafter due and payable, which taxes Grantee hereby assumes and agrees to pay as part of the consideration for this deed.

3. Public improvements assessments and/or any unpaid installments thereof, which assessments and/or installments become due and payable after the date of delivery of the deed, which assessments and/or installments Grantee hereby assumes and agrees to pay as part of the consideration for this deed.

4. Taxes of any tax district in which the premises are situated and/or any dues, fees, charges or assessments of private associations or similar entities for which the owner of the premises may be liable, which become due and payable after the date of delivery of the deed, which taxes and/or dues, fees, charges and assessments Grantee hereby assumes and agrees to pay as part of the consideration for this deed.


6. Agreement between Georgia D. Fox and Jamie T. Irvine and Kathryn W. Irvine dated April 1948 and recorded in Book 436 at Page 154 of said Land Records.


10. Rights of others, statutory or common law, in and to any ponds, brooks, streams or other watercourses, including the uninterrupted flow thereof, which may be located in, on, bordering, passing through or under said premises.

11. Any effect on said premises by reason of the fact that the same are or may be located in an area which qualifies them for government-subsidized insurance under the National Flood Insurance Act of 1968, as amended, and the maps promulgated or to be promulgated pursuant thereto.

12. Any and all rights of the United States Government, State of Connecticut and Town of Greenwich in and to any land below the current mean high water mark of Long Island Sound and the mean high water mark as shown on Map 3591.

13. Title to land under rights of way appurtenant to the premises.

14. Such state of facts as an accurate, closed-ground survey or an inspection of said premises, or both, might disclose.
WARRANTY DEED - STATUTORY FORM

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME, KNOW YE THAT Katie Danziger of 160 Shore Road, Old Greenwich, CT 06870 and Peggy Danziger of 155 E. 69th Street, New York, NY 10021, for consideration of ONE DOLLAR DOLLAR ($1.00), grants to Shore Partners LLC, a Delaware Limited Liability Company with an address at 160 Shore Road, Old Greenwich, CT 06870, with WARRANTY COVENANTS all that certain real property known as Parcel Y, Map 7787, being more particularly described in Schedule A attached hereto and made a part hereof.

Said Premises are conveyed subject to:

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

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

3. Such additional encumbrances, if any, as more particularly set forth in Schedule A attached hereto.

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

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed on this 30th day of December, 2020.

Katie Danziger, Grantor

Peggy Danziger, Grantor

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

Witness: Eamon Mitchell

Witness: Vicki Johnson

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

Personally appeared Katie Danziger and Peggy Danziger, signer and sealer of the foregoing instrument, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained in the capacity therein stated, before me, on this 30th day of December, 2020.

Vicki K. Johnson
Commissioner of the Superior Court
SCHEDULE A

All that certain piece, parcel or tract of land, together with the buildings and improvements thereon, situated at Old Greenwich, in the Town of Greenwich, County of Fairfield and State of Connecticut, known and designated as Parcel "Y" on a certain map entitled "Zoning Location Survey Showing Division of Property at 152 Shore Road Old Greenwich, Greenwich, Connecticut Prepared For Mary C. Raymond" which map is on file in the Office of the Greenwich Town Clerk by the map number 7787.

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6. Agreement between Georgia D. Fox and Jamie T. Irvine and Kathryn W. Irvine dated April 1948 and recorded in Book 436 at Page 154 of said Land Records.


10. Rights of others, custom or common law, in and to any ponds, brooks, streams or other watercourses, including the uninterrupted flow thereof, which may be located in, on, bordering, passing through or under said premises.

11. Any effect on said premises by reason of the fact that the same are or may be located in an area which qualifies them for government-subsidized insurance under the National Flood Insurance Act of 1968, as amended, and the maps delineated or to be delineated pursuant thereto.

12. Any and all rights of the United States Government, State of Connecticut and Town of Greenwich to and to any land below the current mean high water mark of Long Island Sound and the mean high water mark as shown on Map 3591.

13. Title to land under rights of way appurtenant to the premises.

14. Such state of facts as an accurate, closed-ground survey or an inspection of said premises, or both, might disclose.
160 SHORE ROAD,
OLD GREENWICH, CT
**Residential Valuation Record**

<table>
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<tr>
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<th>10/01/2015</th>
<th>10/01/2016</th>
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<td><strong>Valuation</strong></td>
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**Land Data and Calculations**

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<th>Legal Acres:</th>
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<td>R-12 Single Fam 12,00</td>
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<tr>
<td>2 Water Frontage</td>
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**Supplemental Cards**

| TRUE TAX VALUE | 3486500 |

---

**Site Description**

- **Public Utilities:** Water, Sewer, Electric
- **Street or Road:**
- **Neighborhood:**
- **Zoning:**
- **Legal Acres:** 0.9481

**Supplemental Cards (Total Land Value):** 3486500
IMPROVEMENT DATA

SUMMARY OF IMPROVEMENTS

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<tr>
<th>ID</th>
<th>Use</th>
<th>Str y</th>
<th>Const</th>
<th>Grade</th>
<th>Year Eff</th>
<th>Const Year Cond</th>
<th>Base Features</th>
<th>Adj Size or Area</th>
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<th>Phys. &amp; Obol.</th>
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Data Collector/Date: GS 07/22/2019
Appraiser/Date: TOG 10/01/2015
Neighborhood: Neigh 100060 AV
Supplemental Cards: TOTAL IMPROVEMENT VALUE 1931500
KNOW ALL MEN BY THESE PRESENTS: THAT I, HELLE MEAD, of the Town of Greenwich, County of Fairfield, and State of Connecticut, do hereby release and discharge a certain mortgage from JOSEPH S. GWIAFFE, of the said Town of Greenwich, given to FIRST NATIONAL BANK IN GREENWICH, for the sum of $600.00, by deed dated June 1st, 1927, and recorded in the Greenwich Land Records in Book 211, at Page 90, the same and the note thereby secured having been fully paid and satisfied.

Said mortgage was afterwards assigned by First National Bank in Greenwich to Belle Mead, by quitclaim deed dated August 6th, 1927, and recorded in the Greenwich Land Records in Book 255, at Page 404.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 3rd day of March, A. D., 1930.

HANSON, SEALER AND DELIVERED

IN PRESENCE OF

Ruth L. Hersey

Edith E. Smerfitt

STATE OF MINNESOTA

MINNEAPOLIS,

MARCH 3, 1930.

Personally appeared BELLE MEAD, signer and sealer of the foregoing instrument, and acknowledged the same to be her free act and deed, before me,

(Notary Seal)

F. O. Glasoe, Notary Public

STATE OF MINNESOTA,

COUNTY OF HENNEPIN

SS

No. 72

J. GEO. H. KIMBLEY, Clerk of the District Court for the County of Hennepin, Fourth Judicial District of the State of Minnesota, the same being a court of record and having a seal, do hereby certify that F. O. Glasoe whose name is subscribed to the certificate of proof or acknowledgment of the annexed instrument, was, at the time of taking such proof or acknowledgment a Notary Public, in and for said county, residing in said county, and duly authorized by the laws of said state to take and certify acknowledgments or proofs of deeds of lands in said state, that I am well acquainted with the handwriting of the said Notary, and verily believe that the signature to the said certificate of proof or acknowledgment is genuine.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said District Court, at the City of Minneapolis, in said County, this 3 day of March, A. D. 1930.

Geo. H. Kimbley, Clerk.

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

2d Probate Court,

February 27, 1930.

This certifies that the estate of Arthur J. Billin, late of Greenwich, in said Probate District of Greenwich, deceased, has been duly settled in said Court; that there is devised to Genevieve Billin and Jane Dowman real estate of said deceased,
and by the voluntary act of said devisees, a mutual distribution has been entered
and signed by said Cecilia Dillin by Maxwell Hall Elliott her Attorney, and Jane
Dornan, as to the division of said Real Estate, which mutual distribution is filed
and accepted by the said Probate Court, for the District of Greenwich.

That there is set out in the distribution of said estate, and accepted by this
Court, real estate of said deceased as follows: to Cecilia Dillin, of London,
England and to Jane Dornan, of Stamford, Conn., each an undivided one-half interest
in the following tracts of land:

FIRST TRACT: All that certain piece, parcel or tract of land with the buildings
and all other improvements thereon, situated in Sound Beach, in the Town of Green-
wich, County of Fairfield and State of Connecticut, described in the inventory of
said estate as follows: containing 3,091 acres, beginning at a monument on the
Southwesterly corner of the Shore Road and Rocky Point Road; thence S. 49° 44'
W. 321.25'; thence S. 54° 45' W. 72.68' to a monument; thence S. 34° 01' 20" E.
460.92'; thence S. 36° 00' 50" E. 54.92'; thence S. 36° 30' E. 91.99'; thence N.
53° 55' 45" N. 44.82'; thence N. 72° 20' E. 134.10'; thence N. 12° 23' W. 40';
thence N. 30° 27' E. 124.80'; thence N. 9° 14' E. 211.40' to a monument; thence
N. 63° 45' W. 395.70' to point or place of beginning.

SECOND TRACT: All that certain piece, parcel or tract of land, with the build-
ings and all other improvements thereon, situated at Sound Beach, in said Green-
wich, and described in said inventory as follows: Beginning at a point where the
Westerly line of land of John Nealiehine and the Easterly line of the within de-
scribed premises intersect the Northerly line of the Shore Road; thence E. 46° 14'
W. 65.89' along the Shore Road; thence along Wahneta Avenue 30° 30' on a curve
having a radius of 20' continuing 242.17' along Wahneta Avenue on a curve having
a radius of 316.1' to land of Estate of Clara H. McDougal; thence N. 70° 40' E.
110.1'; thence S. 10° 10' 60" W. 218.8' to point or place of beginning.

THIRD TRACT: All that certain piece, parcel or tract of land, with the build-
ings and all other improvements thereon, situated at Sound Beach in said Greenwich,
and in said inventory described as follows: Beginning at a point where the South-
ernly line of land of Chester Dale, and the Northerly line of the within described
parcel of land intersects the Northerly side of Wahneta Avenue; thence Southwes-
terly 113.50'; thence Southeast 166.8' to Park Avenue; thence Northeasterly along
Park Avenue 182.75 feet to the corner of Wahneta Avenue and Park Avenue; thence
along the western side of Wahneta Avenue 173.1 feet to the point or place of
beginning.

Greenwich, Conn., February 27, 1930.


Received for Record Mar. 6, 1930 at 10:11 A.M. and recorded by-

THIRD TRIBUTARY:

ARThUR G. GILDE | SUPERIOR COURT

VS | FAIRFIELD COUNTY

WILLIAM HAD | FIRST TUESDAY OF APRIL, 1930.

NOTICE OF PENDENCY OF CIVIL ACTION AFFECTING TITLE TO REAL ESTATE

Notice is hereby given of the pendency of a civil action between the above named
parties, brought by a Writ, dated March 9th, 1930 and made returnable to the super-
ior Court for Fairfield County on the first Tuesday of April, 1930, which action
BOOK 397 MISCELLANEOUS

Fourth County: Lien for tax in the amount of $400.00 with interest and fees on the list of June 1, 1946 continuing by certificate dated December 31, 1943 recorded in book 390 page 414 of the Greenwich Land Records.

The property sought to be foreclosed is a lot of land at One Ten in the Town of Greenwich designated as the northwesterly portion of lot 6 on map of Jaynes subdivision (Town Clerk's map #1), bounded northerly by 34.4 feet by Valley Road, westerly 100.0 feet by land of estate of Walter Thies, southerly by 51 feet by land of Parley A. Young and wife, and easterly 70.4 feet by land now or formerly of Edward H. Scott, comprising the premises conveyed by Mary Carmichael by deed dated December 14, 1926 recorded in book 204 page 305 of the Greenwich Land Records and by Robert Y. Carmichael to John A. Carmichael by deed dated September 22, 1926 recorded in book 225 page 306 of the Greenwich Land Records.

December 15, 1944

THE PLAINTIFF

By R. Allen Barton
Attorney

Received for Record Dec. 15, 1944 at 4:30 P.M. and recorded by

TO ALL TO WHOM THESE PRESENTS MAY COME, GREETING:

WHEREAS, at a Probate Court held at Greenwich within and for the District of Greenwich, in the State of Connecticut, on the 15th day of November, 1944, upon application of JAMES H. HAYES, as Administrator c.i.t.e. of the Estate in Connecticut of JANE DORAN, late of Tucson, Arizona, owning property in the Town of Greenwich in said District, deceased, an order was made authorizing and directing such Administrator c.i.t.e. to sell at public sale as he may deem for the best advantage of the Estate, the real estate of said deceased hereinafter described, to give a deed of conveyance thereof and return make pursuant to said order, all of which will more fully appear by the records of said Court, reference thereto being had;

AND WHEREAS, pursuant to said order, said James H. Hayes as Administrator c.i.t.e. aforesaid sold at private sale the interest of said deceased in the real estate hereinafter described for the sum of Ten thousand two hundred fifty Dollars ($10,250) to GEORGINA D. FOX, of Old Greenwich, in the Town of Greenwich, County of Fairfield, State of Connecticut;

NOW, THEREFORE, Know Ye, That I, JAMES H. HAYES, as Administrator c.i.t.e. of the Estate in Connecticut of Jane Doran, deceased, in pursuance of the authority and direction given as aforesaid, and in consideration of said sum of Ten thousand two hundred fifty Dollars ($10,250) received to my full satisfaction from said GEORGINA D. FOX, to give, grant, bargain, sell and convey unto the said GEORGINA D. FOX all the right, title, interest, claim and demand which the said Jane Doran had at the time of her death, and which I as such Administrator c.i.t.e. aforesaid have or ought to have in and to that certain piece, parcel or tract of land with the buildings and improvements thereon, situated in Old Greenwich, in the Town of Greenwich, County of Fairfield and State of Connecticut, bounded and described as follows:

Beginning at a monument on the southwesterly corner of the Shore Road and Rocky Point Road, and running thence south 45° 44' west 361.26 feet; south 44° 45' west 92.58 feet, all along Shore Road to a monument at the northwesterly corner of the premises; thence along shore line now or formerly of the estate of William Farrell, south 34° 11' 30" east 460.02 feet to a sea wall on Long Island Sound; thence along said sea wall north 34° 41' 50" east 34.48 feet; North 12° 32' 30" east 91.50 feet, and north 33° 55' 45" west 46.25 feet; thence along mean high water mark of Long Island Sound north 92° 30' east 134.10 feet; thence north 12° 32' west 40 feet and north 30° 47' east 124.80 feet; thence north 9° 14' east 81.40 feet to a monument on the southerly side of Rocky Point Road, so-called; thence along the southerly side of Rocky Point Road, north 43° 41' west 938.70 feet to a monument at the point of beginning; said premises being bounded northerly by Rocky Point Road; easterly and southerly
BY LAND FORMERLY OF THE ESTATE OF ELIZABETH D. FOWLES, AS SELLER, AND SAID HIGH-WATER MARK LINE OF LONG ISLAND SOUND, SOUTHWESTERNLY BY LAND NOW OR FORMERLY OF THE ESTATE OF WILLIAM FARRELL, DECEASED, AND NORTHEASTERLY BY SHORE ROAD.

TOGETHER WITH ALL EQUITABLE OR LITIGIOUS RIGHTS CONNECTED WITH OR INCIDENTAL TO THE OWNERSHIP OF SAID PREMISES AND ALL RIGHT IN AND TO SAID SEA WALL AND THE RIGHT TO MAINTAIN SAID

NO. 1661, however, to

1. TAXES OF THE TOWN OF GREENWICH AND THE SAID MAINTENANCE TAX ON THE GRANT LIST OF 1944;
2. COMPLAINTS AND RESTRICTIONS CONTAINED IN INSTRUMENTS OF RECORD, IF ANY;
3. RENT, RENTS, AND LEASES AND RENTALS AS ESTABLISHED IN AND FOR THE TOWN OF GREENWICH OR OF ANY MUNICIPAL OR OTHER PUBLIC AUTHORITY, NOW OR HEREAFTER ADOPTED.

TO HAVE AND TO HOLD THE ABOVE Granted And BARGAINED PREMISES, WITH THE APPURTEANCES THEREOF, INTO THE SAID GEORGINA D. FOX, HER HEIRS AND ASSIGNS FOREVER, TO HER AND THEIR PROPER USE AND BENEFIT. AND THE SAID GRANTOR DO FOR MYSELF, MY HEIRS, EXECUTORS AND ADMINISTRATORS, COVENANT WITH THE SAID GRANTEES, HER HEIRS AND ASSIGNS, THAT I HAVE FULL POWER AND AUTHORITY AS ADMINISTRATOR E.T.C., TO SELL AND SELL THE SAME IN MANNER AND FORM AS ABOVE WRITTEN AND THAT I HAVE NOT DONE OR SUFFERED ANYTHING WHEREBY THE SAID PREMISES HAVE BEEN ENCROACHED IN ANY WAY WHATSOEVER.

IN WITNESS WHEREOF, I HAVE HEREBY SET MY HAND AND SEAL THIS 20TH DAY OF NOVEMBER, 1944.

Dated, sealed and delivered

IN THE PRESENCE OF

THOMAS D. GOOD

STATE OF CONNECTICUT)

FAIRFIELD COUNTY

PERSONALLY APPEARED JAMES H. RAYES, ADMINISTRATOR E.T.C., AS ACKNOWLEDGED, SIGNER AND SEALER OF THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME TO BE HIS FREE ACT AND DEED AS SUCH

ADMINISTRATOR E.T.C., BEFORE ME.

RECEIVED FROM THE_forum Seller_ THE SAID DEED FOR RECORD DEC. 20, 1944 AT THIS OFFICE AND RECORDED BY

[Notary Seal]

TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETING:

WE, ANNOYED, AS A PROBATE COURT HELD AT GREENWICH WITHIN AND FOR THE DISTRICT OF GREENWICH, IN THE STATE OF CONNECTICUT, ON THE 13TH DAY OF NOVEMBER, 1944, UPON APPLICATION OF JAMES H. RAYES, ADMINISTRATOR E.T.C., OF THE ESTATE IN CONNECTICUT OF GESELLA BILLIN, WIFE OF LONDON, ENGLAND, OWNING PROPERTY IN THE TOWN OF GREENWICH IN SAID DISTRICT, DECEASED, AN ORDER WAS MADE AUTHORIZING AND DIRECTING SUCH ADMINISTRATOR E.T.C., TO SELL AT PRIVATE SALE, AS HE MAY DEEM TO BE THE BEST ADVANCE OF THE ESTATE, THE REAL ESTATE OF SAID DECEASED HEIRSDAM, TO GIVE A DEED OF COVENANCE THEREOF AND RETURN THE MONEY PURSUANT TO SAID ORDER, TO WHICH WILL MORE FULLY APPEAR BY THE RECORDS OF SAID COURT, REFERENCE THERETO BEING MADE

AND, OF THE SAID, PURSUANT TO SAID ORDER, SAID JAMES H. RAYES, ADMINISTRATOR E.T.C., AS ACKNOWLEDGED, SELLER AT PRIVATE SALE THE INTEREST OF SAID DECEASED IN THE REAL ESTATE HEREIN DESCRIBED

FOR THE SUM OF ELEVEN THOUSAND AND TWO HUNDRED FIFTY DOLLARS ($11,250) TO GEORGINA D. FOX, OF OLD GREENWICH, IN THE TOWN OF GREENWICH, COUNTY OF FAIRFIELD, STATE OF CONNECTICUT.

NOW, THEREFORE, KNOW YE, THAT I, JAMES H. RAYES, ADMINISTRATOR E.T.C., OF THE ESTATE IN

CONNECTICUT OF GESELLA BILLIN, DECEASED, IN PURSUIANCE OF THE AUTHORITY AND DIRECTION GIVEN AS ACKNOWLEDGED, AND IN CONSIDERATION OF SAID SUM OF ELEVEN THOUSAND AND TWO HUNDRED FIFTY DOLLARS ($11,250) RECEIVED TO MY FULL SATISFACTION FROM SAID GEORGINA D. FOX DO GIVE, GRANT, BARGAIN, SELL AND CONVEY, TO THE SAID GEORGINA D. FOX, ALL THE RIGHT, TITLE, INTEREST, CLAIM AND DEMAND WHICH THE SAID GESELLA BILLIN HAD AT THE TIME OF HER DEATH, OR WHICH I AS SUCH ADMINIS-
BOOK 397 MISCELLANEOUS

by Land Formerly of the estate of William D. Kinzie, by said sea walls and said mean high water mark line of Long Island Sound southerly by land now or formerly of the estate
of William Farrell, thousand, and northerly by shore line,

Together with all riparian and littoral rights connected with or incidental to the ownership
of said premises and all right in and to said sea wall and the right to maintain same,

EXECUTED, delivered, to,

1. Those of the Town of Greenwich and the sewer maintenance tax on the amount of 1944;

2. Reserves, lots and roads and regulations as established by the Town of Greenwich or
any or other public authority, now or hereafter adopted.

TO HAVE AND TO HOLD the above granted and bargained premises, with the
right and power to sell and sell the same in manner and form as above
written and that I have not done or suffered anything whereby the said premises have been
encumbered in any way whatever.

IN WITNESS WHEREOF, I have heretounto set my hand and seal this 26th day of November, 1944,

Signed, sealed and delivered

in the presence of

E. A. Krause

STATE OF CONNECTICUT

FAIRFIELD COUNTY

Nov. 26, 1944

Personally appeared JAMES H. HAYES, Administrator c.t.a. of the estate in Connecticut of JANO DURAND, deceased,

Administrator c.t.a. of

and acknowledged the same to be his free act and deed as such

Notary Public

Received for Record Dec. 14, 1944 at 10:30 A.M. and recorded by

TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETINGS:

THAT, at a Probate Court held at Greenwich within and for the District of Greenwich, in the State of Connecticut, on the 15th day of November, 1944, upon application of JAMES H. HAYES, Administrator c.t.a. of the Estate in Connecticut of CGELIA BILLIN, late of London, England, owning property in the Town of Greenwich in said District, deceased, an order was
made authorizing and directing such Administrator c.t.a. to sell at private sale as he may
determine for the best advantage of the estate, the real estate of said deceased hereinafter described, to give a deed of conveyance thereof and return made pursuant to said order, all of which will more fully appear by the records of said Court, reference thereto being had;

AND, WHEREAS, Pursuant to said order, said James H. Hayes, as Administrator c.t.a. forfoisted said at private sale the interest of said deceased in the real estate hereinafter described for the sum of Eleven thousand two hundred fifty dollars ($11,250) to OGDONIA D. FOX, of Old
Greenwich, in the Town of Greenwich, County of Fairfield, State of Connecticut;

NOW, THEREFORE, KNOW YE, That I, James H. Hayes, as Administrator c.t.a. of the Estate in Connecticut of Celeste Billin, deceased, in pursuance of the authority and direction given as aforesaid, and in consideration of said sum of Eleven thousand two hundred fifty dollars ($11,250) received to my full satisfaction from said OGDONIA D. FOX do give, grant, bargain,
and confirm unto the said OGDONIA D. FOX all the right, title, interest, claim and dem-
ond which the said Celeste Billin had at the time of her death, or which I as such adminis-
Tractor c.t.a. hereunder have or ought to have in and to that certain piece, parcel or tract of land with the buildings and improvements thereon, situated in Old Greenwich, in the Town of Greenwich, County of Fairfield and State of Connecticut, bounded and described as follows:

Beginning at a monument on the southwesterly corner of the Shore Road and Rocky Point Road, and running thence south 49° 41' west 261.16 feet; south 84° 41' west 72.15 feet, all along the Shore Road to a monument at the northwesterly corner of the premises; thence along land now or formerly of the estate of William Farrell, south 54° 1' 20' east 460.92 feet to a sea wall on Long Island Sound; thence along said sea wall north 36° 0' 30' east 34.95 feet; north 12° 36' 30' east 81.98 feet, and north 33° 54' 45' east 48.25 feet; thence along the high water mark of Long Island Sound north 7° 30' east 124.16 feet; thence north 12° 25' west 40 feet and north 28° 27' east 22.60 feet; thence north 14° east 11.40 feet to a monument on the southerly side of Rocky Point Road, so-called; thence along the southerly side of Rocky Point Road, north 63° 45' west 236.70 feet to a monument at the point or place of beginning; said premises being bounded northerly by Rocky Point Road; easterly and southerly by land formerly of the estate of Alice G. Norris, by said sea walls and said high water mark line of Long Island Sound; southerly by land now or formerly of the estate of William Farrell, deceased, and northwesterly by Shore Road.

Together with all riparian and littoral rights connected with or incidental to the ownership of said premises and all right in and to said sea walls and the right to maintain same.

SUBJECT, however, to:

1. Taxes of the Town of Greenwich and the sewer maintenance tax on the Grand List of 1944;
2. Covenants and restrictions contained in instruments of record, if any;
3. Zoning laws and rules and regulations as established in and for the Town of Greenwich or of any municipal or other public authority, now or hereafter adopted.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereunto, unto the said GEORGINA D. FOX, her heirs and assigns forever, to her and their proper use and behoof. And I the said Grantor do for myself, my heirs, executors and administrators, covenant with the said Grantee, her heirs and assigns, that I have full power and authority as Administrator c.t.a. hereunder to assign and sell the same in manner and form as above written and that I have not done or suffered anything whereby the said premises have been encumbered in any way whatsoever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25th day of November, 1944.

Signed, sealed and delivered in the presence of:

James H. Hayea, Administrator c.t.a. of the Estate of Connecticut.

STATE OF CONNECTICUT
FAIRFIELD COUNTY

Nov. 25, 1944

Personally appeared JAMES H. HAYES, Administrator c.t.a. as aforesaid, signer and sealer of the foregoing instrument, and acknowledged the same to be his free act and deed as such.

Received for record Dec. 10, 1944 at 11:30 P.M. and recorded hereunto.

KNOW ALL MEN BY THESE PRESENTS, THAT THE GREENWICH TRUST COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Connecticut, located and doing business in the Town of Greenwich, County of Fairfield and State of Connecticut, acting herein by E. G. Blakeford, its President, and F. R. Gilson, its Secretary, both hereunto duly authorized, does hereby release and discharge a certain mortgage from MIRIAM
BOOK 452 MISCELLANEOUS

in and for the Town of Greenwich. Closing of Title will be at the office of at 10 A.M. on F, M, Nov. 97, 1900.

If the party of the first part shall, for any cause now existing, be unable to deliver or cause to be delivered a deed or deeds conveying a good and marketable title to said premises, except as aforesaid, and the party of the second part is unwilling to take such title as the party of the first part can now convey, then all payments made under this agreement shall be refunded to the party of the second part, together with reasonable expenses incurred for examination of title not exceeding the usual charges of title insurance companies, and all other obligations of the parties hereto under this agreement shall be null and void. This agreement to remain in force and effect unless, or until superseded by further contract between parties incorporating detailed description and providing for adjustments of interest, insurance premiums, and taxes, which shall be apportioned as of the date of taking title, when a warranty deed of the premises is to be delivered by the seller to the purchaser.

And it is understood that the stipulations aforesaid are to apply to and bind the heirs, executors, administrators and assigns of the respective parties.

Witnesses: Elizabeth M. Woodward

Accepted: Lulah Daniels

Elizabeth W. Woodward

Anthony J. Hisle

Received for Record July 6, 1900 at 10:40 A.M. and recorded by-

Town Clerk

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

KNOW YE, That I, GEORGE D. FOX, wife of Ray Fox, of the City of San Diego, California.

Do hereby, sell and convey to the said Alvin B. Mayer and Beatrice J. Mayer, his wife, all that certain tract, piece or parcel of land situated in the Town of Greenwich, County of Fairfield, State of Connecticut, for the consideration of One and 00/100 ($1,000) Dollars and other good and valuable considerations received to my full satisfaction of Alvin B. Mayer and Beatrice J. Mayer, his wife, and on the terms and conditions as follows:

BEGINNING at a point on the southwesterly side of Hooky Point Road where the same is intersected by the division line between Lots 1 and 2 as shown on said map which point is also a corner of premises shown as Lot No. 2 on said map conveyed by the grantor to James T. Irvine and Kathryn M. Irvine by deed dated by the grantor to said Irvine dated the 8th day of March, 1900, and recorded in Greenwich Land Records on May 11th, 1900; thence along Hooky Point Road South 63 degrees 45 minutes West 136.7 feet to lands now or formerly of Kendall, thence along said lands now or formerly of Kendall and lands now or formerly of Stevies the following courses and distances, South 9 degrees 14 minutes West 211.8 feet to a point; thence South 50 degrees 27 minutes West 124.8 feet to a point; thence South 18 degrees 03 minutes West 40.0 feet to mean high water line of Long Island Sound, thence along the mean high water line of Long Island Sound, South 72 degrees 30 minutes West 59.94 feet to lands conveyed by the grantor to James T. Irvine and Kathryn M. Irvine by deed dated March 8th, 1900, and recorded in Greenwich Land Records on May 11th, 1900, and which said lands conveyed to the said Irvine are shown as Lot No. 2 on said map; thence along said land of said Irvine and the division line of said Lots Nos. 1 and 2 as shown on said map the following courses and distances, North 10 degrees 15 minutes West 52.48 feet; thence North 8 degrees 30 minutes 40 seconds.
Lot 106.00 feet; thence North 5 degrees 45 minutes 40 seconds; East 106.00 feet to the southeasterly side of Rocky Point Road to the point or place of beginning, and which said Lot No. 3 is more particularly bounded and described as follows:

SUBDIVIDED at a point on the southeasterly side of Shore Road formed by the intersection of the boundary line between the lot herein described and Lot No. 2 as shown on said map which said Lot No. 2 was conveyed to the Grantees as aforesaid; thence running along the said land conveyed to the Grantees and the division line between said Lots Nos. 2 and 3 as shown on said map the following courses and distances: South 11 degrees 30 minutes 20 seconds East 300.36 feet; thence South 15 degrees 15 minutes East 30.01 feet to the main high water line of the waters of Long Island Sound; thence along the main high water line of the waters of Long Island Sound South 72 degrees 20 minutes West 42.88 feet to lands now or formerly of Brown; thence along the said lands of Brown the following courses and distances: North 86 degrees 40 minutes West 29.05 feet; thence North 27 degrees 44 minutes 40 seconds West 156.46 feet; thence North 56 degrees 35 minutes 30 seconds West 42.50 feet; thence North 55 degrees 15 minutes West 10.94 feet; thence North 20 degrees 40 minutes 30 seconds West 119.20 feet to the southeasterly line of Shore Road; thence along the southeasterly line of Shore Road North 46 degrees 44 minutes East 213.99 feet to the point or place of beginning.

TOGETHER with all right, title and interest of the grantor in and to Shore Road and Rocky Point Road in front of and adjoining said premises to the center line thereof.

TOGETHER with all riparian and littoral rights connected with or incident to the ownership of said premises except such rights, if any, as were conveyed by the grantor to the said Grantees by the aforementioned deed and by deed made by the grantor to Grace B. Brown recorded in Greenwich Land Records.

TOGETHER also with a limited easement and right as appurtenant to the aforesaid described premises for the owners and occupants of said premises and their house guests to pass over so much of the portions of the "beach area" as the same is delineated on the aforesaid map within the area shown as Lot No. 2 on said map as were reserved to the grantor in the afore- said deed to the Grantees.

Said premises are conveyed subject to the following:

1. Town of Greenwich Tax on the list of June 1, 1960 due and payable in January and July, 1961, which tax the Grantees assume and agree to pay.

2. Sound Beach Sewer Maintenance Tax on the list of June 1, 1960, due and payable in May, 1961, which tax the Grantees assume and agree to pay.

3. Restrictive covenants and agreements set forth in the following deeds:
   (a) Elisa G. Norris to Gertrude A. Briggs, dated January 28th, 1912 and recorded in the Greenwich Land Records in Book 156 at Page 103.
   (b) Gertrude A. Briggs to Arthur J. Billin, dated February 28th, 1912 and recorded in said Land Records in Book 157 at Page 104.

4. Such rights as may exist in that portion of the premises lying between high and low water mark, if any.

5. An easement over that portion of the "beach area" of the above described premises as the same is delineated on the aforesaid map as was granted to the said Grantees by the aforesaid deed.

6. Restrictive agreement made by and between Grace B. Brown and Jamie T. Irvine and Kathryn W. Irvine and the grantor dated the 16th day of March, 1960 and recorded in Greenwich Land Records on May 11th, 1960.

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

This deed is given and accepted upon the following express covenants and agreements which shall run with the land and be binding upon the grantees, their heirs, executors and administrators.
BOOK 42 MISCELLANEOUS

tore and assigns and inure to the benefit of the owners of other property shown on the
foreaid map:
1. No hedges or fences shall be erected upon the East, South and West boundary lines of the
tract hereby conveyed without the written consent of the contiguous property owners.
2. No laundry shall be hung or displayed on said premises except within an enclosure of
sufficient height to screen the same from view without the written consent of the adjoining
property owners.
3. No buildings or improvements shall be erected or maintained upon that portion of the con-
veyed premises lying South of the restriction line crossing said premises as shown on
said map, and that said portion of the conveyed premises shall not be planted and improved
except with grass and as a lawn without the written consent of the adjoining property owners.
4. Said premises shall not be used for any business purposes of any kind or nature whatsoever,
or for any purpose whatsoever other than for strictly private residential use, until May 1,
1970.

TO HAVE AND TO HOLD the above granted and bargained premises, with the privileges and ap-
parances thereof, unto the said grantees for and during their joint lives, and upon the death
of either of them, unto the survivor of them, and to his or her heirs and assigns forever,
to their own proper use and behoof, It being the intention hereof to convey to the said
grantees the use and improvement of said premises during their joint lives and the remain-
er in fee to the survivor.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23rd day of June, 1960.

SIGNED, SEALED and DELIVERED

in presence of

R. W. Fox

Georgia D. Fox (L. S.)

Helen E. Stark

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO


Personally Appeared GEORGIA D. FOX, Signer and Sealer of the foregoing Instrument, and
acknowledged the same to be her free act and deed before me.

County Clerk's certificate of

Helen E. Stark, Notary Public

Commission Expires May 2, 1963

I hereby certify that United States Internal Revenue

Stamps for the amount of $5 & $9.00 Dollars,

were affixed to the foregoing instrument, and were duly

cancelled and

Received for Record July 8, 1960 at 10:50 A.M. and recorded by-

Town Clerk

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

This certifies that the estate of Catharina L. E. Muller, late of Greenwich in the Probate
District of Greenwich, deceased, has been duly settled in said court, that by the terms of
the will of said deceased, there is devised to Lena Cales of Greenwich, Connecticut, the
following described real estate:

House and lot known by Post Office No.5 Talbot Lane, Byram, Conn. ; Bounded northerly by land
of Thomas L Palace, seventy (70) feet, more or less; easterly by land of said William Talbot,
sixty-six (66) feet, more or less; southerly by a line leading from land now or late of work
Head to the Byram Road, about ninety (90) feet; westerly by land now of New York, New Haver
and Hartford Railroad Company.

Dated at Greenwich, Connecticut this 30th day of June, A.D. 1960.

(Seal)

J. Paul Duke, Judge of Probate
For the District of Greenwich, Connecticut.
in Volume 459 at Page 346, is released and dissolved and the lien of said Lis Pendens is hereby removed, said action having been withdrawn.

Dated at Bridgeport, Connecticut this 31st day of July, 1951.

NORTHEASTERN GAS TRANSMISSION COMPANY
By Marlin Day & Calhoun
Its Attorneys

Received for Record Aug. 2, 1951 at 12:02 A. M. and recorded by:-

Town Clerk

NO. 02562

NORTHEASTERN GAS TRANSMISSION COMPANY vs.
FRANCES O. SIMMONS ET ALS
FAIRFIELD COUNTY

RELEASE OF LIS PENDENS

This certificate that the Lis Pendens in the above-entitled condemnation proceedings upon the real estate of Frances O. Simmons, said Lis Pendens being dated February 23, 1951, and recorded on February 25, 1951, in the Land Records of the Town of Greenwich, in Volume 459 at Page 190, is released and dissolved and the lien of said Lis Pendens is hereby removed, said action having been withdrawn.

Dated at Bridgeport, Connecticut this 31st day of July, 1951.

NORTHEASTERN GAS TRANSMISSION COMPANY
By Marlin Day & Calhoun
Its Attorneys

Received for Record Aug. 2, 1951 at 12:02 A. M. and recorded by:-

Town Clerk

STATE OF CONNECTICUT ) SS. PROBATE DISTRICT OF GREENWICH
COUNTY OF FAIRFIELD )

THIS IS TO CERTIFY THAT Charles E. Miller of the town of Greenwich, in said District, died on the 30th day of June, 1951, 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, July 13, 1951

Certified by

Julia G. Miller, Administratrix

Received for Record Aug. 2, 1951 at 10:51 A. M. and recorded by:-

Town Clerk

STATE OF CONNECTICUT ) SS. PROBATE DISTRICT OF GREENWICH
COUNTY OF FAIRFIELD )

THIS IS TO CERTIFY THAT Frank Russo of the town of Greenwich, in said District, died on the 16th day of February, 1946, at said Greenwich that said deceased was the owner of mortgage lien real estate located in the said Town of Greenwich, and that said deceased left no will.

Greenwich, Connecticut, August 8, 1951

Certified by

Carmela Russo, Administratrix

Received for Record Aug. 2, 1951 at 10:52 A. M. and recorded by:-

Town Clerk

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

KNOW YE, That WE, ALVIN B. MAYER and BEATRICE J. MAYER, husband and wife, of the Town of
Greenwich, County of Fairfield and State of Connecticut,
for the consideration of One ($1.00) dollar and other good and valuable considerations,
revised in accordance with the usual usages of GUG RINSON, of said town of Greenwich,
do give, grant, bargain, sell and convey unto the said GUG RINSON,
All that certain piece, piece, or parcel of land, with the buildings and improvements thereon, if any, situated in the said town of Greenwich, and shown on a certain map of "Property of George D. Fox, Greenwich, Connecticut" made by S.E. Minor & Co., Inc. Civil Engineers, Greenwich, Connecticut, November 6, 1949 and revised on December 20, 1949 and revised on February 31, 1950 and filed in the Office of the Town Clerk of said Greenwich on May 11, 1950, and shown on said map as Lot No. 1, which said Lot No. 1 is more particularly bounded and described as follows:

BEGINNING at a point on the southeasterly side of Shore Road formed by the intersection of the boundary line between the lot herein described and Lot No. 2 as shown on said map which said Lot No. 2 was conveyed to the Irvine by deed made by George D. Fox dated March 20, 1950 and recorded in Greenwich Land Records on May 11, 1950; thence running along the said land conveyed to the Irvine and the division line between said Lots Nos. 2 and 3 as shown on said map the following courses and distances: South 11° 30' 00" East 300.00 feet; thence South 11° 30' 00" East 30.01 feet to the mean high water line of the waters of Long Island Sound; thence along the mean high water line of the waters of Long Island Sound South 78° 20' West 43.60 feet to lands now or formerly of Brown, thence along the said lands of Brown the following courses and distances: North 30° 50' West 30.65 feet; thence North 27° 44' 40" West 136.46 feet; thence North 68° 33' 30" West 43.52 feet; thence North 36° 50' West 12.46 feet; thence North 36° 46' 15" West 110.20 feet to the southeasterly line of Shore Road; thence along the southeasterly line of Shore Road North 45° 44' East 213.89 feet to the point or place of beginning.

Together with all right, title and interest of the Grantors in and to Shore Road in front of and adjoining said premises, to the center line thereof.

Being a portion of the premises conveyed to the Grantors by George G. Fox by deed dated June 23, 1950 and recorded in Greenwich Land Records in Book 452 at Page 26. Together with all the rights and privileges set forth or referred to in said deed, in so far as effective.

Said premises are conveyed subject to the following:

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

2. Town of Greenwich Tax on the List of June 1, 1951, due and payable in January and July, 1951.

3. Sewer Maintenance Tax on the List of June 1, 1951, due and payable in May, 1952.

4. Restrictive covenants, agreements, reservations and provisions contained in the following deeds:

   (a) Warranty Deed from William W. Scofield to Lillian Cabeens Topping, dated October 9, 1897 and recorded in said land records in Book 77 at Page 203.

   (b) Warranty Deed from William W. Scofield to Lillian Cabeens Topping, dated June 6, 1898 and recorded in said land records in Book 77 at Page 476.

   (c) Warranty Deed from William W. Scofield to Lillian Cabeens Topping, dated December 27, 1898 and recorded in said land records in Book 77 at Page 476.

   (d) Warranty Deed from Gertrude A. Briggs to Arthur J. Millin, dated February 29, 1912 and recorded in said land records in Book 137 at Page 164. Except as the above restrictive covenants and agreements may have been released and modified by a Quit-Claim Deed from Elina D. Norris to Gertrude A. Briggs, dated January 25, 1920 and recorded in said land records in Book 175 at Page 256.

5. Any rights of way that may exist over the southeasterly corner of the premises, except as the same may have been released by Quit-Claim Deed from Clara A. Ellison."
A. Briggs, dated October 15, 1909, and recorded in said land records in Book 106 at Page 30, and by Quit-Claim Deed from Clara E. Page to Gertrude A. Briggs, dated February 19, 1912, and recorded in said land records in Book 107 at Page 191.

4. Such rights as may exist in aid to the waters of Long Island Sound which bound the premises on the southeast.


7. Rights of others in and to that portion of the premises shown as beach area on the above entitled map.


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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 31st day of July in the year of our Lord nineteen hundred and fifty-one.

Signed, Sealed and Delivered

In presence of
Charles W. Pettengill
Alvin B. Meyer (L. B.)

Floyd Nagle
Beatrice J. Meyer (L. B.)

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

SS: GREENWICH
July 31, A.D. 1951

Personally appeared ALVIN B. MAYER and BEATRICE J. MAYER, Signers and Sealers of the foregoing Instrument, and acknowledged the same to be their free act and deed before me.

I hereby certify that United States Internal Revenue Stamps to the amount of $2 & $5/100 Dollars, were affixed to the foregoing instrument, and were duly cancelled.

Received for Record Aug. 2, 1951 at 11:07 A.M. and recorded by:

Town Clerk

KNOW ALL MEN BY THESE PRESENTS, That the BELLE HAVEN LAND COMPANY, a corporation organized and existing under the laws of the State of Connecticut and having its principal place of business in the Town of Greenwich, County of Fairfield and State of Connecticut, acting herein by L. G. Deighton, its Treasurer herein duly authorized, does hereby release and discharge a certain lien against Charles P. Belling dated June 28, 1961, and recorded in the Greenwich Land Records on July 3, 1951, the assessment for which said lien was levied having been fully paid and satisfied.

IN WITNESS WHEREOF, the BELLE HAVEN LAND COMPANY acting herein by L. G. Deighton, its Treasurer, has set its corporate name and affixed its corporate seal this 1st day of August 1961.

Signed, sealed and delivered

In the presence of

Floyd Nagle
Immune W. Slater

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

as, Greenwich, August 1st, A.D. 1961

Personally appeared THE BELLE HAVEN LAND COMPANY by L. G. Deighton, Treasurer as aforesaid, signer and sealer of the foregoing Instrument and acknowledged the same to be his free act.
To all People to Whom these Presents shall Come Greeting:  

KNOW YC, That T. GUS ODUNIS, of the Town of Greenwich, County of Fairfield and State of Connecticut, 

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

received to MY full satisfaction of DONALD M. FREEMAN and JEANNE B. FREEMAN, husband and wife, of said Town of Greenwich, 

do give, grant, bargain, sell and confirm unto the said DONALD M. FREEMAN and JEANNE B. FREEMAN, and unto the survivor of them and unto such survivor's heirs and assigns: 

All that certain tract, piece or parcel of land, with the buildings and improvements thereon, if any, situated in the said Town of Greenwich, and shown on a certain map of "Property of Georgia D. Fox, Greenwich, Connecticut" made by J. E. Minor & Co., Inc. Civil Engineers, Greenwich, Connecticut, November 1, 1946, revised on December 10, 1946 and revised on February 23, 1950, on file in the Office of the Town Clerk of said Greenwich as Map No. 2024, and shown on said map as Lot No. 3, which said Lot No. 3 is more particularly bounded and described as follows: 

BEGINNING at a point on the southeasterly side of Shore Road formed by the intersection of the boundary line between the lot herein described and Lot No. 2 as shown on said map, which said Lot No. 2 was conveyed to JACIE T. IRVINE and KATHRYN W. IRVINE by Warranty Deed dated March 9, 1950 and recorded in Greenwich Land Records in Book 440 at Page 213; thence running along the said land conveyed to said JACIE T. IRVINE and KATHRYN W. IRVINE and the division line between said Lots No. 2 and 3 as shown on said map the following courses and distances: South 18° 13' 20" East 390.36 feet thence South 18° 13' 19" East 39.6 feet to the mean high water line of the waters of Long Island Sound; thence along the mean high water line of the waters of Long Island Sound South 72° 30' 13" West 42.88 feet to lands now or formerly of Brown; thence along the said lands of Brown the following courses and distances: North 26° 38' 16" West 39.05 feet; thence North 27° 44' 00" West 116.45 feet; thence North 35° 56' 12" West 16.94 feet; thence North 39° 46' 30" West 74.38 feet; thence North 35° 56' 56" West 16.94 feet; thence North 39° 46' 30" West 119.26 feet to the southeasterly line of Shore Road; thence along the southeasterly line of Shore Road North 45° 44' East 213.89 feet to the point or place of beginning. 

Together with all right, title and interest of the Grantor in and to Shore Road, in front of and adjoining said premises, to the center line thereof. 

Being the same premises conveyed to the Grantor by Alvin J. GRIFFIS and BEATRICE J. GRIFFIS by Deed dated July 31, 1951 and recorded in said Land records on August 2, 1951, in Book 465 at Page 61. Together with all the rights and privileges set forth or referred to in said deed, in so far as effective and in so far as appurtenant to the above-described premises. 

Said premises are conveyed subject to the following: 

1. Zoning and planning laws, rules and regulations as established in and for the Town of Greenwich, 
2. Second installment of the Town of Greenwich Tax on the List of June 1, 1951, due and payable in July 1952, which tax the Grantees assume and agree to pay, 
3. Sewer Maintenance Tax on the List of June 1, 1951, due and payable in May 1952, which tax the Grantees assume and agree to pay, 
4. Restrictive covenants, agreements, reservations and provisions contained in the following deeds:
(a) Warranty deed from William W. Scofield to Lillian Osborne Toplin, dated October 2, 1897 and recorded in said land records in Book 79 at Page 269.

(b) Warranty deed from William W. Scofield to Lillian Osborne Toplin, dated June 6, 1908 and recorded in said land records in Book 79 at Page 478.

(c) Warranty deed from William W. Scofield to Lillian Osborne Toplin, dated December 26, 1908 and recorded in said land records in Book 82 at Page 349.

(d) Warranty deed from Gertrude A. Briggs to Arthur J. Hillin, dated February 29, 1912 and recorded in said land records in Book 137 at Page 294. EXCEPT as the above restrictive covenants and agreements may have been released and modified by a quit-claim deed from Eliza D. Morris to Gertrude A. Briggs, dated January 20, 1912 and recorded in said land records in Book 135 at Page 238.

5. Any rights of way that may exist over the southwesterly corner of the premises, except as the same may have been released by quit-claim deed from Clara E. Miller to Gertrude A. Briggs, dated October 23, 1909 and recorded in said land records in Book 135 at Page 50, and by quit-claim deed from Clara E. Miller to Gertrude A. Briggs, dated February 29, 1912 and recorded in said land records in Book 137 at Page 291.

6. Such rights as may exist in and to the waters of Long Island Sound which bound the premises on the southeast.


9. Rights of others in and to that portion of the premises shown as beach area on the above-entitled map.


To Have and to Hold the above granted and bargained premises, with the privileges and appurtenances thereof, unto them, the said grantees, and unto their heirs, assigns forever, to them and their own proper use and behoof.
In Witness Whereof, I have hereunto set my hand and seal this 6th day of February in the year of our Lord nineteen hundred and fifty-two.

Signed, Sealed and Delivered in presence of

[Signature]

William H. Ferrer

State of Connecticut,

County of FAIRFIELD,

Said Greenwich, February 6, A.D. 1952

Personally Appeared SUS ODIEOS,

Signature and Seals of the foregoing Instrument, and acknowledged the same in the presence of the Town Clerk.

Received for Record / FEB 6, 1952 by M. Allen, Town Clerk.
CERTIFICATE OF CHANGE OF NAME OF OWNER OF REAL ESTATE

I, John Doe, of the Town of Greenwich in the County of Fairfield and State of Connecticut, do hereby certify that I have an interest in certain real estate situated in the State of Connecticut and that my present name is John Doe. I hereby change my name to Jane Smith. Dated at Greenwich, Connecticut this 19th day of July, 2021.

Jane Smith

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

Personally appeared Jane Smith, signer and declarer of the foregoing instrument and acknowledged the same to be free and clear, before me.

Notary Public

May 1, 2021
To all People to Whom these Presents shall Come:

Known to that I, JEANNE B. BOYER, of the Town of Greenwich, County of Fairfield and State of Connecticut,

for the consideration of TWO HUNDRED FIFTEEN THOUSAND and NO/100THS - ($215,000.00) DOLLARS,

received to my full satisfaction of RALSTON H. COFFIN and PHYLLIS V. COFFIN
of 160 Shore Road, Old Greenwich, Greenwich, Connecticut,

"$215,000.00
Town of Greenwich"

do give, grant, bargain, sell and confirm unto the said RALSTON H. COFFIN and PHYLLIS V. COFFIN

ALL that certain tract, piece or parcel of land, with the buildings and improvements thereon, situated in the said Town of Greenwich, and shown on a certain map of "Property of Georgia D. Fox, Greenwich, Connecticut" made by S. E. Minor & Co., Inc. Civil Engineers, Greenwich, Connecticut, November 3, 1949, revised on December 19, 1949, and revised on February 23, 1950, on file in the Office of the Town Clerk of said Greenwich as Map No. 2624, and shown on said Map as Lot No. 3, which said Lot No. 3 is more particularly bounded and described as follows:

BEGINNING at a point on the southeasterly side of Shore Road formed by the intersection of the boundary line between the lot herein described and Lot No. 2 as shown on said map, which said Lot No. 2 was conveyed to Jamie T. Irvine and Kathryn W. Irvine by Warranty Deed dated March 29, 1950 and recorded in Greenwich Land Records in Book 449 at Page 213; thence running along the said land conveyed to said Jamie T. Irvine and Kathryn W. Irvine and the division line between Lots Nos. 2 and 3 as shown on said map the following courses and distances: South 11° 39' 20" East 390.36 feet; thence South 18° 12' East 39.01 feet to the mean high water line of the waters of Long Island Sound; thence along the mean high water line of the waters of Long Island Sound South 72° 20' West 42.88 feet to land now or formerly of Brown; thence along the said lands of Brown the following courses and distances: North 26° 36' West 39.05 feet; thence North 27° 44' 40" West 136.45 feet; thence North 58° 33' 30" West 42.32 feet; thence North 35° 56' 30" West 16.94 feet; thence North 39° 46' 30" West 110.26 feet to the southeasterly line of Shore Road; thence along the southeasterly line of Shore Road North 45° 44' East 213.89 feet to the point or place of beginning.

SAID premises are conveyed subject to the following:

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

2. Town of Greenwich Tax on the List of October 1, 1975, including the real property tax, sewer maintenance tax and the sewer treatment tax, the consolidated amount of which is due and payable in two installments in July 1976 and January 1977.


4. Any present or future assessments or charges for sewer construction or sewer plant construction or enlargement.

5. Restrictive covenants, agreements, reservations and provisions con-
(a) Warrant Deed from William W. Mitchell to to William Osborne Topping, book 77 at page 497, and recorded in the Greenwich Land Records in Book 77 at page 497,

(b) Warranty Deed from William W. Mitchell to William Osborne Topping, book 77 at page 497, and recorded in the Greenwich Land Records in Book 77 at page 497.

(c) Warrant Deed from William W. Mitchell to William Osborne Topping, book 77 at page 497, and recorded in the Greenwich Land Records in Book 77 at page 497.


(g) Warrant Deed from William W. Mitchell to William Osborne Topping, book 77 at page 497, and recorded in the Greenwich Land Records in Book 77 at page 497.


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

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

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

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

Signed, Sealed and Delivered in presence of

[Signatures]

State of Connecticut,
County of Fairfield

Personally Appeared

Signed and Sealed of the foregoing Instrument, and acknowledged the same to be free act and deed
before me.

My Commission Expires

Received NOV 3 1975 At 2:54 PM

Town Clerk
Know Ye, That RALSTON H. COFFIN, JR., a/k/a RALSTON H. COFFIN and
PHYLLIS V. COFFIN, for the consideration of ONE ($1.00) DOLLAR and other good and
valuable consideration, grant to SHORE PARTNERS, LP, of 150 Shore Road, Old
Greenwich, CT 06870.

WITH WARRANTY COVENANTS:

SEE SCHEDULE A ATTACHED HERETO.

Signed this 19th day of November, 2001.

Witnessed by:

Charles A. Fiore

Ralston H. Coffin/Jr., a/k/a

Rafton H. Coffin

Phyllis V. Coffin

State of Connecticut } as: Greenwich
County of Fairfield  

The foregoing instrument was acknowledged before me, the 19th day of November,
2001, by Ralston H. Coffin, Jr., a/k/a Ralston H. Coffin and Phyllis V. Coffin.

Charles A. Fiore
Commissioner of the Superior Court

\$ 45,059.00
Conveyance Tax Received

\$ 37,500.00 State
Conveyance Tax Received

Town Clerk

Town Clerk of Greenwich
BEGINNING at a point on the southwesterly side of Shore Road formed by the intersection of the boundary line between the lot herein described and Lot No. 2 as shown on said map, which said Lot No. 2 was conveyed to Janie T. Irvine and Kathryn M. Irvine by Warranty Deed dated March 29, 1950 and recorded in Greenwich Land Records in Book 449 at Page 213; thence running along the said land conveyed to said Janie T. Irvine and Kathryn M. Irvine and the dividing line between Lots Nos. 2 and 3 as shown on said map the following courses and distances: South 11° 39' 20" East 390.36 feet; thence South 18° 13' 30.41 feet to the mean high water line of the waters of Long Island Sound; thence along the mean high water line of the waters of Long Island Sound South 72° 26' West 45.96 feet to lands now or formerly of Brown; thence along the said lands of Brown the following courses and distances: North 26° 38' 36" West 39.05 feet; thence North 27° 44' 45" West 136.45 feet; thence North 38° 33' 30" West 45.32 feet; thence North 35° 56' West 18.94 feet; thence North 39° 45' 30" West 119.26 feet to the southeasterly line of Shore Road; thence along the southeasterly line of Shore Road North 45° 44' East 113.69 feet to the point or place of beginning.


Said premises are also known as 160 Shore Road, Old Greenwich, CT.

Said premises are conveyed subject to the following:

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

2. Town of Greenwich taxes on the list of October 1, 2001 including the real property tax, sewer maintenance tax and sewer treatment tax, the consolidated amount of which is due and payable in two installments.

3. Second installment of the Town of Greenwich Tax on the list of October 1, 2000, including the real property tax, sewer maintenance tax and sewer treatment tax, the consolidated amount of which is due and payable in January, 2002.

4. Any present or future assessments or charges for sewer construction or sewer plant construction or enlargement.
SCHEDULE A (continued)

5. Restrictive covenants, agreements, reservations and provisions contained in the following deeds:

(a) Warranty Deed from William S. Scefield to Lillian Osborn Topping dated October 8, 1897, and recorded in the Greenwich Land Records in Book 77 at Page 242.

(b) Warranty Deed from William S. Scefield to Lillian Osborn Topping dated June 8, 1898, and recorded in the Greenwich Land Records in Book 77 at Page 476.

(c) Warranty Deed from William S. Scefield to Lillian Osborn Topping dated December 27, 1898, and recorded in the Greenwich Land Records in Book 82 at Page 145.

(d) Warranty Deed from Gertrude A. Briggs to Arthur J. Billin, dated February 29, 1912, and recorded in the Greenwich Land Records in Book 137 at Page 124.

Except as the above restrictive covenants and agreements may have been released and modified by a Quit Claim Deed from Eliza G. Morris to Gertrude A. Briggs, dated January 22, 1912, and recorded in the Greenwich Land Records in Book 135 at Page 245.

6. Any rights of way that may exist over the southwesterly corner of the premises, except as the same may have been released by Quit Claim Deed from Clare Ellison Page to Gertrude A. Briggs, dated October 12, 1909, and recorded in the Greenwich Land Records in Book 125 at Page 30, and by Quit Claim Deed from Clare Ellison Page to Gertrude A. Briggs, dated February 19, 1912, and recorded in the Greenwich Land Records in Book 137 at Page 191.

7. Such rights as may exist in and to the waters of Long Island Sound which bound the premises on the southeast.


10. Rights of others in and to that portion of the premises shown as beach area on the above entitled map.

CERTIFICATE OF CONVERSION
FROM A LIMITED PARTNERSHIP
TO A
LIMITED LIABILITY COMPANY

(Under Section 18-214 of the Delaware Limited Liability Company Act)

1. The jurisdiction where the Limited Partnership was first formed is Delaware.

2. The jurisdiction immediately prior to the filing of this Certificate of Conversion is Delaware.

3. The date the Limited Partnership was first formed is November 13, 2001.

4. The name of the Limited Partnership immediately prior to the filing of this Certificate of Conversion is Shore Partners LP.

5. The name of the Limited Liability Company as set forth in the Certificate of Formation is Shore Partners LLC.

6. Shore Partners LP, n/k/a Shore Partners LLC is the owner the property located at 160 Shore Road, Old Greenwich, CT as recorded in a certain Warranty Deed from Ralston H. Coffin, Jr., a/k/a Ralston H. Coffin and Phyllis V. Coffin to Shore Partners, LP dated November 19, 2001 and recorded in the Town of Greenwich Land Records in Book 3703 at Page 103.

IN WITNESS WHEREOF, the undersigned has executed this Certificate of Conversion this 30th day of December, 2020.

SHORE PARTNERS LP

By: _______________________
Name: Katie Danziger
Title: General Partner

State of Connecticut )
) ss. Greenwich
County of Fairfield )

December 30, 2020

The foregoing Instrument was acknowledged before me this 30th day of December, 2020 by Katie Danziger, General Partner of Shore Partners LP, on behalf of the limited partnership as its and its free act and deed before me.

Vicki K. Johnson
Commissioner of the Superior Court

RECEIVED FOR RECORD
DEC 31, 2020 09:30:56 AM
CARMELLA C. BUDKINS
Town Clerk
GREENWICH, CT
Property of
GEORGIA D. FOX
GREENWICH, CONN.

Revised Feb. 23, 1924
Division line between Par. 3 and Brown.
Served Dec. 1, 1923.
Surveyor and between Lots' ends.
See restrictions line.
The property is on 0-98 acre.
The lots adjacent with being described.
Architect fully designed:

By W. P. Lunn

S. E. How & Co., Inc. CIVIL ENGINEERS
GREENWICH, CONN.

SCALE 1 in. = 50 ft.

Compass Scale 4:1.2:4.1.5.

Hall & McChesney, Inc.

1:4000

Rev. 1/30/1924

H. D. FISHER

5/4/24

G. S. WORL

APPROVED. GEORGE D. FOX

TOWN OF GREENWICH

S. E. HOW & CO., INC.

CIVIL ENGINEERS
GREENWICH, CONN.

SCALE 1 in. = 50 ft.

COMPASS SCALE 4:1.2:4.1.5.

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S. E. HOW & CO., INC.

CIVIL ENGINEERS
GREENWICH, CONN.

SCALE 1 in. = 50 ft.

COMPASS SCALE 4:1.2:4.1.5.

Hall & McChesney, Inc.

1:4000

Rev. 1/30/1924

H. D. FISHER

5/4/24

G. S. WORL

APPROVED. GEORGE D. FOX

TOWN OF GREENWICH

S. E. HOW & CO., INC.

CIVIL ENGINEERS
GREENWICH, CONN.
Property of
Jamie T. & Kathryn W. Irvine
Greenwich, Conn.

Certified Substantially Correct
By Richard H. Hebermann

Resubdivision of
Lot number 2 as shown on Map #2624
GREENWICH LAND RECORDS

G.E. Minor & Co., Inc. Civil Engineers
Greenwich, Conn. Apr. 5, 1956

SCALE 1 IN. = 50 FT.

Hall & McChesney Inc.
1878

1978
Subdivision Application

Property Address: 160&0 Shore Road  
Property Owner: Shore Partners LLC  
Email:  
Applicant:  
Email:  
Authorized Agent: Melissa Klauberg, Esq, Ivey Barnum & O’Mara  
Address: 170 Mason Street, Greenwich CT 06830  
Email: mklauberg@ibolaw.com  

Zone(s): R-12  
Total Area: 55,827sf (1.2816 acres)

Please select all relevant items below:

- Preliminary
- Final
- Coastal
- Resubdivision

Number of Lots:  
Existing: 2  
Proposed: 1

Zone:  
Existing: R-12  
Proposed: R-12

Land Reserved:  
Area of Land Reservation: 0  
Reserved Land Area as Percent of Total Land Area: 0

History:  
Previous SB #:  
GLR Map # of any previously filed subdivisions or surveys: 2624; 3591; 7787

Utilities:  
- Septic  
- Well  
- Sewer  
- Public Water

Health Permit needed and received? NA

IWWA Permit received? NA  
IWWA Permit #:  

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

To be completed by P&Z staff only:

Check #  
Check Amount: $  
Application #  

pzSubdivisionApp 2020
TOWN OF GREENWICH
Town Hall ~ 101 Field Point Road ~ Greenwich, CT 06830
Planning & Zoning Department ~ 203-622-7894 ~ Fax.203-622-3795

Application Signature Page

Property Address: 160&0 Shore Road
Tax ID: 06A119/s & 06A1178/s

Property Owner 1: Shore Partners LLC
Address: 160 Shore Road
Email: Cell Phone: Other Phone: 
Signature: Date:

Property Owner 2: 
Address: 
Email: Cell Phone: Other Phone: 
Signature: Date:

Property Owner 3: 
Address: 
Email: Cell Phone: Other Phone: 
Signature: Date:

Property Owner 4: 
Address: 
Email: Cell Phone: Other Phone: 
Signature: Date:

Applicant: 
Address: 
Email: Cell Phone: Other Phone: 
Signature: Date:

Authorized Agent: Melissa Klauberg, Esq, Ivey Barnum & O'Mara
Address: 170 Mason Street, Greenwich CT 06830
Email: mklauberg@ibolaw.com
Cell Phone: 203-918-7164
Other Phone: 203-661-6000x2282
Signature: Date: 5/24/21

pzSignaturePage 2020
Preliminary Subdivision Checklist
(Per Section 6-266 and 5-268 of the Subdivision Regulations)

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

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

CHECK ITEMS SUBMITTED:

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

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

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

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

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

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

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

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

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

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

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

* up to 10 copies of the plans if in Coastal Zone or including new roads.

☐ 12. A statement as to source of water and method of sewage disposal.

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

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

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

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

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

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

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

☐ 20. Width of right-of-way of all streets on which the tract has frontage shall be shown.
21. Coastal Area Management application for tracts fully or partially within the Coastal Overlay Zone.

22. Eight copies of 11 x 17 inch reductions.

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

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

25. A completed Subdivision Application Form.

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

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

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

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

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

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

[Signature]
Owner/Agent (Please Print)

[Signature]
Owner/Agent Signature & Date
Final Subdivision Application Checklist

(Per Section 6-267 and 6-272 of the Subdivision Regulations)

All requests for final subdivision review by the Planning and Zoning Commission shall include all information indicated on this checklist and confirmation that all modifications as specified in a Commission review of any preliminary plan have been resolved. Applications shall be submitted in a single submission, including a list of submitted plans and a project narrative.

The subdivision plan record sheet and construction sheet(s) are to be prepared in accordance with the Town's subdivision regulations and Department of Public Works Roadway and Drainage Design Manuals. A complete application must be received a minimum of 30 days prior to the Commission meeting at which the applicant desires to be heard. Fifteen copies of the plans are to be submitted (up to 20 copies of the plans may be required if in Coastal Zone or including new roads). Plans must be folded to 9"x12".

Please Check Items Submitted:

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

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

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

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

☐ d. The date showing the location of the subdivision in relation to surrounding property and streets.

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

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

☐ g. Location and type of all proposed monuments.

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

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

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

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

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

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

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

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

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

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

Signature of Chairman

Date

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

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

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

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

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

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

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

☐ 4. Eight copies of 11 x 17 inch reduction.
5. A map at a scale of 1,000 feet to one inch showing the Lot Lines & Streets.

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

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

8. Eight copies of a completed application form.

9. All items from the Preliminary Subdivision checklist.

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

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

________________________
Owner name/ signature

________________________
Agent name / signature

Date 5/24/21

________________________
P&Z Staff Signature

Applicant Comments:

________________________

NOTE: Any new documentation presented at Planning and Zoning Meetings shall be submitted to staff so that they can be made part of the record. Please ensure all documents can easily be removed from presentation boards.
TOWN OF GREENWICH
PLANNING AND
ZONING
COMMISSION

SUBDIVISION #

1690
1691
April 13, 2004

Mr. John P. Tesai, Esq.
Gilbride, Tusa, Last & Spellane, LLC
31 Brookside Drive
Greenwich, CT 06830

RE: Application FSB #1890-C as submitted by John Tesai, authorized agent, on behalf of
Karin B. Kukral and Peggy Danziger, record owners, for a final subdivision/lot
confirmation of a 28,000 sq. ft. parcel as shown on QLR Maps #2224 and #3591 on
property located at 152 Shore Road in the R-12 zone as shown on a map by Rocco V.
D’Andrea, Inc., dated 01/06/04.

Application FSB #1891-C as submitted by John Tesai, authorized agent, on behalf of
Karin B. Kukral and Bruce and Theresa Hudeck, record owners, for a final
subdivision/lot line revision for an equal area exchange of 526 sq. ft. on property totaling
20,010 sq. ft., located at 152 Shore Road and 2 Rocky Point Road in the R-12 zone as
shown on a map by Rocco V. D’Andrea, Inc., dated 01/06/04.

Application FSB #1892-C as submitted by John Tesai, authorized agent, on behalf of
John Z. and Karin B. Kukral, record owners, for a final subdivision/lot split of the parcel
created by FSB #1890 and FSB #1891 on a 38,266 sq. ft. property, located 6 Rocky
Point Road in the R-12 zone as shown on a map by Rocco V. D’Andrea, Inc. dated
01/08/04.

Dear Mr. Tesai:

At a regular meeting held on March 30, 2004 the Planning and Zoning Commission considered
the above referenced applications and took the following action:

Upon a motion on application FSB #1890 made by Mr. Mattland and seconded by Mr.
Heimbuch, the following resolution was unanimously adopted. (Voting on this item: Messrs.
LeBien, Heimbuch, Mattland and Napolitano and Mrs. Stone).

Upon a motion on application FSB #1891 made by Mr. Mattland and seconded by Mrs. Stone,
the following resolution was unanimously adopted. (Voting on this item: Messrs. LeBien,
Heimbuch, Mattland and Napolitano and Mrs. Stone).
Upon a motion on application FSP #1692 made by Mr. Maitland and seconded by Mr.
Napolitano, the following resolution was unanimously adopted. (Voting on this item: Mesara.
LeBlanc, Heimbach, Maitland and Napolitano and Mrs. Stone).

WHEREAS the Commission held public meetings on March 9 and 30, 2004 and took all
testimony required by law; and

WHEREAS application FSB #1690-C is for a confirmation of a 28,800 square foot parcel known as
152 Shore Road; and

WHEREAS application FSB #1691-C is for a lot line revision between (equal area exchange of
528 square feet) 152 Shore Road and 2 Rocky Point Road; and

WHEREAS application FSB #1692-C is for a lot split of 8 Rocky Point Road to create a 36,549
square foot rear lot and a 16,011 square foot front lot; and

WHEREAS currently all 3 lots associated with this application have been developed with single
family houses and the dwellings at 152 Shore Road and 8 Rocky Point Road will be removed in
order to accommodate the proposed changes. Also a new building lot will be created on Rocky
Point Road; and

WHEREAS these lots were originally created and shown on GLR Map #2824 that was filed on
the Greenwich Land Records in 1948; and

WHEREAS these properties are located within the Coastal Overlay Zone and according to
Section 6-111 of the Building Zone Regulations any development on these lots is subject to
review by Planning and Zoning; and

THEREFORE BE IT RESOLVED that application FSB #1690-C as submitted by John Tessei,
authorized agent, on behalf of Karin B. Kukral and Peggy Dendiger, record owners, for a final
subdivision/lot confirmation of a 28,800 square foot parcel as shown on GLR Maps #2824 and #3591
on property located at 152 Shore Road in the R-12 zone as shown on a map by Rocco V.
D'Andrea, Inc., dated 01/08/04 is hereby found not to be a subdivision or resubdivision and is a
lot line revision.

THEREFORE BE IT FURTHER RESOLVED that application FSB #1691-C as submitted by
John Tessei, authorized agent, on behalf of Karin B. Kukral and Bruce and Theresa Hudock,
record owners, for a final subdivision/lot line revision for an equal area exchange of 528 square feet
on property totaling 26,010 square feet, located at 152 Shore Road and 2 Rocky Point Road in the R-
12 zone as shown on a map by Rocco V. D'Andrea, Inc. dated 01/08/04 is hereby found not to be
a subdivision or resubdivision and is a lot line revision.

THEREFORE BE IT FURTHER RESOLVED that application FSB #1692-C as submitted by
John Tessei, authorized agent, on behalf of John Z and Karin B. Kukral, record owners, for a
final subdivision/lot split of the parcel created by FSB #1690 and FSB #1691 on a 38,280 square foot
property, located 8 Rocky Point Road in the R-12 zone as shown on a map by Rocco V.
D'Andrea, Inc. dated 01/08/04 is hereby found not to be a subdivision or resubdivision.
If the applicant desires to have a copy of a map confirming the lot line revision signed by the Chairman of the Planning and Zoning Commission please submit the following:

1. A mylar and 6 paper copies of the survey map with a signature and date line for the Chairman to sign.
2. The following note shall appear on mylars presented for signature:

"The lots shown on this map were found to be neither a subdivision nor a re-subdivision under Section 2-261 of the Town of Greenwich Subdivision Regulations at a Planning & Zoning Commission meeting held on March 30, 2004. This finding does not imply approval for purposes of zoning compliance or future development. Development on these lots will be subject to normal review and approval of all applicable Town Agencies."

3. A check for the proper filing fee of the map on the GLR ($10).
4. A note on the map that further lot line revisions are subject to Planning and Zoning review.

The applicant should be aware that the acceptance of the lot line revision and the finding that this application does not represent a subdivision or re-subdivision does not guarantee the further developability of the two lots which are still subject to normal review and approval of all applicable agencies, which may include, but are not necessarily limited to the following: the Building Department, Zoning Enforcement, DPW Engineering Division, DPW Sewer Division, Inland Wetlands Agency and others as may apply.

If you have any questions, please call.

Sincerely,

[Signature]

Laurence Bradley
Assistant Town Planner

cc: William Marr, Building Official
    James Maloney, Zoning Enforcement Officer
APPLICATION SUMMARY:

This staff report actually covers three separate but related applications. Application FSB #1690-C is for a confirmation of a 28,600 sq. ft. parcel known as 152 Shore Road. Application FSB #1691-C is for a lot line revision between (equal area exchange of 528 square feet) 152 Shore Road and 2 Rocky Point Road. Application FSB #1692-C is for a lot split of 2 Rock Point Road to create a 36,549 square foot rear lot and a 16,011 square foot front lot.

Currently all 3 lots associated with this application have been developed with single family houses. The dwellings at 152 Shore Road and 2 Rocky Point Road will be removed in order to accommodate the proposed changes. Also a new building lot will be created on Rocky Point Road.

Lot Confirmation # 1690-C

The applicant’s cover letter states that the purpose of this application is to confirm existence of a 28,600 square foot parcel as shown on GLR Map #3591. Map #3591 shows a 29,315 square foot parcel known as Area A. The current map prepared by the applicant in fact shows a division of this property in 2 parcels (Parcel Y – 14,300 square feet & Parcel X 14,300), each is labeled not a building lot.

The map submitted with this application seems to indicate that a lot split is being proposed instead of a simple Lot Confirmation. The division line bisects the existing house. Thus even if their were 2 previous parcels they have merged by virtue of the house that straddles the division line. It is not clear why this division even exists in the first place. Thus the applicant should clarify if this a lot confirmation or a lot split.

Lot Line Revision # 1691-C

The second application is the simplest of the 3 applications covered in this report. It is for an equal area exchange of 528 square feet between 152 Shore Road and 2 Rocky Point Road. This revision involves a simple straightening out of lot lines between the two parcels shown on GLR Map #3591 and does not appear to create any unusual circumstances.
Lot Split # 1692-C

The third application involves a merger of Parcel X from the first application and the property known as 8 Rocky Point Road. The surveys do not appear to match up correctly to give a complete picture. Also, it is unclear as to what happens to Parcel Y from FSB 1690. It appears to be transferred this piece will be transferred to Shore Partners, LP – the property owner to the west. However, it should be noted that Shore Partners, LP is not a party to any of the applications.

This lot split will result in a 36,549 sq. ft. rear lot and a 16,011 front lot, both with access to Rocky Point Road.

STAFF ANALYSIS:

The Commission will have to decide whether or not either of these applications meets the criteria for subdivision or re-subdivision. These lots were originally created and shown on GLR Map #2624. Given that this map shows a division of property into 3 lots this matter should be reviewed by the Town Attorney’s office prior to the Commission making a decision to determine if any re-subdivision issues exist.

There are a couple of unanswered questions associated with this application. 1) The applicant needs to clarify the division line shown on 152 Shore Road, 2) what happens to Parcel Y, will it be transferred to Shore Partners, LP and if so they need to a party to this application.

These 3 applications create a somewhat confusing set of changes. The Commission should consider asking the applicant for an overall plan showing existing and proposed lot lines for all properties involved.

The applicant needs to explain why this is not a subdivision application because what starts out as 3 lots appears to end up as 5 separate parcels (Parcel Y, Parcel X, Parcel K-2-X, Parcel K-1 and 2 Rocky Point Road.

If the Commission determines that this application constitutes subdivision the applicant should be requested to with a 3 applications and resubmit a subdivision application.

Regardless of the subdivision question it should be noted that any future divisions of Parcel K-2-X would be subject to a full and comprehensive review under the town’s subdivision regulations.

DEPARTMENT COMMENTS:

LAW - Awaiting Comments
ZEO - Awaiting Comments
DPW SEWER – See attached
CT DEP – See attached
Town of
GREENWICH
Town Hall - 101 Field Point Road, Greenwich, CT 06830-2549 - (203) 622-7894 - FAX 622-7798

SUBDIVISION APPLICATION

☐ PRELIMINARY ☐ SUBDIVISION ☐ LOT LINE REVISION
☐ FINAL ☐ RESUBDIVISION ☐ LOT SPLIT
☐ COASTAL ☐ LOT CONFIRMATION

Name of Applicant(s): KARIN BAIN KUKRAL & PEGGY DANZIGER

Name of Property Owner(s): -same-

Signature of Property Owner(s): See attached

Location and/or Address of Parcel: 152 Shore Road, Old Greenwich CT

Zoning Location Survey Showing Division of Property

Title of Submitted Plan: Prepared for Peggy Danziger, Karin Bain Kukral

Is any portion of the site within 500 feet of the Town Boundary? No

No. of Lots:
- Existing: One (1) Zoning: R-12
- Proposed: Two (2) (2 non-building lots)

Total Area of Property:
- Existing: 28,600 s.f.
- Proposed: None

Area of Land Reservation: None

* 10 or more lots/ acres requires Environmental Assessment § 6-266 (19)

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

Previous SB #: None

GLR Map # of any previously filed subdivisions or surveys: 2624, 3591

Tax Account #: 06-3298S Assessor’s Map #: Lot #

Circle as applicable: [ ] septic [ ] well [ ] sewer [ ] public water

Are existing (above) utilities shown on the Survey? Yes

Drainage Report submitted? No Health Permit needed and received? No

IWWA Permit received? No IWWA Permit #: N/A

Estimated amount of time needed to present item to Commission at meeting: 10 minutes

Authorized Agent: John P. Teset, Esq.

Signed: [Signature] Date: 12-15-03

Address: 94 Brookside Drive Phone: 203-622-9360

Greenwich CT 06830

Town Project Number: Fee submitted at time of application: $280.40
(if applicable) (see fee schedule)

[Signature] Date: 12-15-03
The subject site plan/subdivision meets the requirements of the Building Zone Regulations excluding Section 6-15 and 6-17, except for the following:

1. It appears that the initial division of the conforming building lot from Ward to Kukral and Danziger into two nonconforming parcels does not comply with Section 6-203/205. There is no further account of Parcel "Y" so it remains a floating parcel or may have been merged with the adjacent property identified as "Shore Partners LF".

2. The Kukral-Hoduck and exchange appears to have rendered the Hudock parcel conforming since the area of Parcel "Z" would now be counted in their lot size and the former parcel "Y 328 s.f." was, at least in part, not included (narrow dimension) in the lot size.

3. The lot split creating Lots "K-1" and "K-2" appears compliant assuming the subdivision/deed history data supports there having been no prior subdivision.

Reviewed by ____________________ Date March 7, 2004
By Hand

Charles Mulligan, Applications Coordinator
Planning and Zoning Commission
Town of Greenwich
101 Field Point Road
Greenwich, CT 06830

Re: 1. Lot Confirmation Application of Karin Bail Kukral and Peggy Danziger with regard to property located at 152 Shore Road, Old Greenwich, CT
2. Lot Line Revision Application of Karin Bail Kukral and Bruce & Theresa Hudock with regard to properties at 152 Shore Road & 2 East Point Road, Old Greenwich, CT
3. Lot Split Application of Karin Bail Kukral and John Z. Kukral with regard to property at 8 Rocky Point Road, Old Greenwich, CT

Dear Chuck:

You will find enclosed three (3) separate, but related, applications to the Planning and Zoning Commission with respect to properties located at 152 Shore Road, 2 Rocky Point Lane and 8 Rocky Point Lane in the Old Greenwich section of Greenwich. All the properties are located in the R-12 building zone.

The first Application is a “Lot Confirmation Application” with respect to the property at 152 Shore Road. This property contains in total 28,600 square feet of land area and is improved with a single family house and detached garage. The property is shown as “Plot A” on Greenwich Land Records Map No. 3591. Karin Bail Kukral and Peggy Danziger each acquired an equal portion of this property from Tom S. Ward, Jr., Trustee on December 15, 2003, with Karin Bail Kukral acquiring the Parcel “X” portion as shown on the division map recorded as Greenwich Land Records Map No. 7787 and Peggy Danziger acquiring the Parcel “Y” portion shown on said map. Neither Parcel “X” nor Parcel “Y” is a building lot under the Building Zone Regulations. The existing single family house and detached garage are to be demolished.

The second Application is a “Lot Line Revision Application” with respect to Parcel “X” described above and the adjoining property of Bruce & Theresa Hudock located at 2 Rocky Point Road. The Hudocks’ property is shown as “Plot B” on the aforesaid Greenwich Land Records Map No. 3531. The owners of these parcels propose to swap equal portions of their respect properties as shown on the application map. The Hudocks’ property, with the revised property line, is shown on the application map as Revised Lot “B”. Karin Bail Kukral’s property, with the revised property line, is shown on the application map as Revised Parcel “X”; this property remains a non-building lot.
The third Application is a Lot Split Application with respect to the property located at 8 Rocky Point Road that is owned by Karin Bain Kukral and her husband, John Z. Kukral. This property is shown as Lot 1 on Greenwich Land Records Map 2624. This property is improved with a single family home that the Kukrals intend on demolishing or relocating. The Kukrals propose to split their property into two (2) parcels as shown on the application map. One is a front parcel (Parcel "K-1") and the other is a rear parcel (Parcel K-2"). Parcel "K-1" is a building lot and Parcel "K-2" is not a building lot.

It is the intention of Mr. and Mrs. Kukral to merge Revised Parcel "X" and Parcel "K-2" into a single lot that will be a building lot. This merger does not technically require the approval of the Planning and Zoning Commission, but is brought to the attention of the Commission for the purpose of explaining the underlying reason why Mr. and Mrs. Kukral have brought the three (3) applications submitted under the cover of this letter. The merger or consolidation map and a further map that shows Parcel K-1 and the merged Revised Parcel "X" and Parcel "K-2" (10 prints with 10 reductions of each map) accompany this letter. The merged parcel is delineated on these maps as Parcel "K-2-X".

Our search of the title to each of the subject parcels confirms that none was ever part of a subdivision plan recognized or approved by Planning and Zoning Commission and that none were part of a larger parcel after 1969. Therefore, under the practices and procedures and applicable regulations of the Planning and Zoning Commission, none of the applications are subject to the approval of the Planning and Zoning Commission under the Town of Greenwich Subdivision Regulations.

You will find enclosed the following items with respect to each of the within three (3) applications:
1. Application (10 copies);
2. Authorization Letters;
3. Affidavit of Notice to Abutting Owners;
4. Ten (10) prints of the survey;
5. Ten (10) reduced copies of the survey;
6. Two copies of the certified deed history with attachments;
7. Check in the amount of the required filing fee of $280; and
8. Certificate of Mailing from the U. S. Post Office.

If further information or documents are needed in connection with the within applications, please do not hesitate to contact the undersigned.

Very truly yours,

John P. Tesce, Esq.

Enclosures
Copies to: John & Karin Kukral
Bruce & Theresa Hudock
Peggy Danziger