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

Subdivision Application

Property Address: 133 East Putnam Avenue & 9 Strickland Road, Cos Cob, CT 06807
Tax ID: 08-1927/S; 08-2689/S

Property Owner: GEH Properties LLC & Strickland Nine LLC
Address: PO Box 500, Cos Cob, CT 06807

Email: ___________________________ Cell Phone: ___________________________ Other Phone: ___________________________

Applicant: GEH Properties LLC & Strickland Nine LLC
Address: PO Box 500, Cos Cob, CT 06807

Email: ___________________________ Cell Phone: ___________________________ Other Phone: ___________________________

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

Email: THeagney@HLS248.com
Cell Phone: ___________________________ Other Phone: (203) 661-8400

Zone(s): R-7 to LBR-2 HO
Total Area: 4703

Please select all relevant items below:
☒ Preliminary
☒ Final
☐ Coastal
☐ Resubdivision
☒ Lot Line Revision

Number of Lots:
Existing: 2
Proposed: 2

Zone:
Existing: R-7; LBR-2 HO
Proposed: LBR-2 HO & R-7

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

History:
Previous SB #: ___________________________

GLR Map # of any previously filed subdivisions or surveys: 548, 5900, 6235, 8500

Utilities:
☒ Septic
☐ Well
☒ Sewer
☒ Public Water

Health Permit needed and received? N/A

IWWA Permit received? N/A
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
# Application Signature Page

**Property Address:** 133 East Putnam Avenue & 9 Strickland Road, Cos Cob, CT 06807  
**Tax ID:** 08-1927/S; 08-2989/S

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<th>Applicant: GEH Properties LLC &amp; Strickland Nine LLC</th>
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<table>
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<tr>
<th>Authorized Agent: Heagney, Lennon &amp; Slane, LLP</th>
<th>Address: 248 Greenwich Avenue, Greenwich, CT 06830</th>
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<tbody>
<tr>
<td>Email: <a href="mailto:THeagney@HLS248.com">THeagney@HLS248.com</a></td>
<td>Other Phone: (203) 661-8400</td>
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</table>
TOWN OF GREENWICH
Town Hall ~ 101 Field Point Road ~ Greenwich, CT 06830
Planning & Zoning Department ~ 203-622-7894 ~ Fax 203-622-3795

Site Plan Application

Property Address: 133 East Putnam Avenue & 9 Strickland Road, Cos Cob, CT 06807  Tax ID: 08-1927/S; 08-2689/S

Property Owner: GEH Properties LLC & Strickland Nine LLC  Address: PO Box 500, Cos Cob, CT 06807

Email: ___________________________ Cell Phone: ___________________________ Other Phone: ___________________________

Applicant: GEH Properties LLC & Strickland Nine LLC  Address: PO Box 500, Cos Cob, CT 06807

Email: ___________________________ Cell Phone: ___________________________ Other Phone: ___________________________

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

Email: tHeagney@HLS248.com  Cell Phone: ___________________________ Other Phone: (203) 661-8400

Select One: ☑ Pre-Application  ☐ Final

Zone(s): LBR-2 HO  Lot Area: 23,919 sf

Please select all relevant items below:

☑ Special Permit – Complete special permit application form

☐ Coastal Overlay Zone

☐ Property is within 500 feet of a Municipal Boundary of ______________________ (for notification)

☐ Amendment to Building Zone Regulations – Section(s) ______________________

☐ Amendment to Building Zone Map – Zone(s) affected ______________________

☐ Health Department review needed

☐ Sewer Department review needed

☐ Architectural Review Committee Application attached or Review needed

☐ Planning & Zoning Board of Appeals review needed

☐ Inland Wetlands and Watercourses Agency Review / Approval Required

☐ Scenic Road Designation

To be completed by P&Z staff only:
Check # ___________________________________  Check Amount: $ __________

Application # ___________________________________  pjSitePlanApp 2020
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<td>Gross Floor Area</td>
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<td>Usable Floor Area</td>
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<tr>
<td>Parking Spaces</td>
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<tr>
<td><strong>COMMERCIAL/RETAIL</strong></td>
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<tr>
<td>Parking Spaces</td>
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<tr>
<td>Gross Floor Area</td>
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<tr>
<td>Parking Spaces</td>
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<td><strong>BUILDING COVERAGE</strong></td>
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<td><strong>LOT COVERAGE</strong></td>
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<td><strong>TOTAL PARKING SPACES</strong></td>
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<tr>
<td><strong>GREEN AREA</strong></td>
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<tr>
<td><strong>AGE OF STRUCTURE</strong></td>
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<td><strong>THIS SITE PLAN INVOLVES:</strong></td>
<td>☑ Additions</td>
<td>☑ Alterations</td>
<td>☑ Demolition</td>
</tr>
</tbody>
</table>

pzSitePlanApp 2020
Application Signature Page

Property Address: 133 East Putnam Avenue & 9 Strickland Road, Cos Cob, CT 06807  Tax ID: 08-1927/S; 08-2689/S

Property Owner 1: GEH Properties LLC
Address: PO Box 500, Cos Cob, CT 06807
Email: ___________________________ Cell Phone: ___________________________ Other Phone: ___________________________
Signature: ___________________________ Date: ___________________________
*See Authorization Letter

Property Owner 2: Strickland Nine LLC
Address: 137 Post Road, Cos Cob, CT 06807
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: GEH Properties LLC & Strickland Nine LLC
Address: PO Box 500, Cos Cob, CT 06807
Email: ___________________________ Cell Phone: ___________________________ Other Phone: ___________________________
Signature: ___________________________ Date: ___________________________
*See Authorization Letter

Authorized Agent: Heagney, Lennon & Slane, LLP
Address: 248 Greenwich Avenue, Greenwich, CT 06830
Email: THeagney@HLS248.com  Cell Phone: ___________________________ Other Phone: (203) 661-8400
Signature: ___________________________ Date: 5/14/21

pzSignaturePage 2020
Applicant’s Agreement to Pre-Application Review Meeting under
the Provisions of CGS Section 7-159b

Sec. 7-159b. Connecticut General Statutes. Pre-application review of uses of property.

Notwithstanding any other provision of the general statutes, prior to submission of an application for use of property under chapters 124, 126, 440, and 541 or any other provision of the general statutes authorizing an authority, commission, department or agency of a municipality to issue a permit or approval for use of such property, such authority, commissions, department or agency or authorized agent thereof may separately, jointly or in any combination, conduct a pre-application review of a proposed project with the applicant at the applicant's request. Such pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project.

I have read and understand the above provision of the Connecticut General Statutes and understand and agree that whatever discussion, comments and / or recommendations are made through this review are non-binding upon the parties.

Further, acknowledge and agree that this pre-application review meeting is being conducted prior to and in anticipation of a formal application to the Greenwich Planning and Zoning Commission, Zoning Board of Appeals or Wetlands Agency to obtain feedback and response to the proposal or design, as it exists on this date, in the interest of preparing an application consistent with the Zoning, Subdivision or Wetlands regulations of the Town of Greenwich as the case may be.

Property Address: 133 East Putnam Avenue & 9 Strickland Road, Cos Cob, CT 06807 Tax ID: 08-1927/S; 08-2689/S

Anticipated Type of Application: Site Plan & Special Permit

Property Owner 1: GEH Properties LLC
Signature: *See Authorization Letter
Address: PO Box 500, Cos Cob, CT 06807
Date: 

Property Owner 2: Strickland Nine LLC
Signature: *See Authorization Letter
Address: 137 Post Road, Cos Cob, CT 06807
Date: 

Property Owner 3:
Signature: 
Address: 
Date: 

Property Owner 4:
Signature: 
Address: 
Date: 

Applicant: GEH Properties LLC
Signature: *See Authorization Letter
Address: 
Date: 

Authorized Agent: Heagney, Lennon & Slane, LLP
Signature: 
Address: 248 Greenwich Avenue, Greenwich, CT 06830
Date: May 4, 2021

pzSec7-159bCGS 2020
Pre-Application Review Checklist

Property Address: 133 East Putnam Avenue & 9 Strickland Road, Cos Cob, CT 06807  
Tax ID: 08-1927/S; 08-2689/S  
Anticipated Type of Application: Site Plan, Subdivision & Re-Zoning

Pre-application meeting – For applications requiring a special permit (optional to all other application types), the applicant is required to submit documentation of their development proposal to the Planning and Zoning Commission for a nonbinding pre-application review pursuant to Section 7-159b of the Ct. General Statutes, to be held on a regularly scheduled meeting of the Planning and Zoning Commission, subject to the below requirements. The submission shall include the following.

Please check the items submitted below:

☑ 1. Completed Application Form.

☐ 2. One copy of a signed form titled, Applicant’s Agreement to Pre-Application Review Meeting under the Provisions of CGS Section 7-159b, which notes in part, that this pre-application review is being held at the applicant’s request in accordance with Connecticut General Statutes (Sec. 7-159b). Specifically, Section 7-159b of the Connecticut General Statutes notes that a “Pre-application review and any results or information obtained from it may not be applied under any provision of the general statutes, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project.” Therefore, any comments, thoughts, ideas, or opinions provided by Commission members are non-binding in all respects.

☐ 3. Nine copies of a written narrative describing the project.

☐ 4. Nine copies of schematic architectural drawings including but not limited to proposed floor plans, all building elevations indicating proposed height and stories, conceptual site, and landscape plans.

☐ 5. Nine copies of an A2 survey and schematic civil engineering site development plans indicating the layout of the proposed development including setbacks, number and dimension of parking spaces and travel lanes, curb cuts and dimension of proposed buildings.

☑ 6. Nine copies of a planimetric GIS map (not aerial) showing the surrounding neighborhood including standard generated topography, infrastructure and flood zones.

☐ 7. An affidavit certifying that all abutting property owners have been notified by mail as evidenced by a certificate of mailings or certified or registered mail receipts, about said application. Owners of lots, or portions of lots, which are across a public or private street shall be deemed to be abutting property owners.

All applicants must make an appointment to submit this application with the Applications Coordinator, Peter Mangs, who can be reached by (email) Peter.Mangs@greenwichct.org or (phone) 203-622-7894.

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.

PzPre-AppChecklist 2020
June 17, 2021

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

RE: GEH Properties LLC
133 East Putnam Avenue & 9 Strickland Road
Cos Cob, CT 06807

Dear Commission Members,

GEH Properties LLC proposes to re-zone the property located at 133 East Putnam Avenue and 9 Strickland Road. Re-zoning would permit the revision of the parking layout for the current space between the two existing buildings at 133 East Putnam Avenue and 9 Strickland Avenue.

Therefore, on behalf of GEH Properties LLC we request the re-zoning of properties at 133 East Putnam Avenue and 9 Strickland Road be re-zoned from R-7 to LBR-2 HO.

Very Truly Yours,

Thomas J. Heagney
June 17, 2021

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

RE: 133 East Putnam Avenue, Cos Cob, CT 06807

To Whom It May Concern:

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

GEH Properties LLC

[Signature]
June 17, 2021

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

RE: 9 Strickland Road, Cos Cob, CT 06807

To Whom It May Concern:

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

Strickland Nine LLC

[Signature]
NARRATIVE

This application involves property at 133 East Putnam Avenue which is in the LBR-2 HO zone and a single-family home at 9 Strickland Road. Applicants propose to transfer 4,703 sf of lot area from 9 Strickland Road to 133 East Putnam Avenue through a lot line revision/subdivision application. Applicant therefor request a re-zoning of the parcel from R-7 to LBR-2 HO.

This transfer and re-zoning would then permit the filing of a site plan to add seven more parking spaces to the property at 133 East Putnam Avenue.

The property zoned LBR-2 HO is currently occupied by an office building on the Post Road and a dance studio on Cross Lane. Additional parking will assist with drop off and pick up at the dance studio as well as additional parking for the office building.

This modification would involve the lot line application along with a re-zoning of the property and a site plan to revise the parking layout.

Respectfully Submitted,
Thomas J. Heagney
Dated: June 11, 2021
CERTIFICATE OF TITLE

9 Strickland Road (Parcel ID: 08-2689/S)

THIS IS TO CERTIFY that after an examination of the Land Records, as indexed, of the Town of Greenwich, County of Fairfield and State of Connecticut, and of the books and pages to which they refer, to the date hereof, we are of the opinion that STRICKLAND NINE LLC is the owner in fee simple, conveyed to them by a Warranty Deed from GRIFFITH E. HARRIS, on July 2, 2018 in Book 7404 at Page 19 in the Greenwich Land Records.

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

Dated at Greenwich, Connecticut this 17th day of June 2021.

HEAGNEY, LENNON & SLANE, LLP

By: Thomas J. Heagney
<table>
<thead>
<tr>
<th>Date</th>
<th>Book</th>
<th>Page</th>
<th>Conveyance</th>
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<tbody>
<tr>
<td>March 22, 1912</td>
<td>132</td>
<td>371</td>
<td>Warrantee Deed from George W. Scott to Clarence J. Scott</td>
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<tr>
<td>June 23, 1948</td>
<td>430</td>
<td>483</td>
<td>Executor's Deed from Florence A. Scott, Executrix under LW&amp;T of Clarence J. Scott, to Leo Hoffman and Henrietta Hoffman</td>
</tr>
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<td>September 28, 1970</td>
<td>805</td>
<td>204</td>
<td>Quit Claim Deed from Leo Hoffman and Henrietta Hoffman to Harry E. Penden, Jr.</td>
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<td>September 28, 1970</td>
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<td>206</td>
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<td>July 26, 1972</td>
<td>837</td>
<td>249</td>
<td>Warranty Deed from Leo Hoffman and Henrietta Hoffman to John C. Callahan, Trustee</td>
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<tr>
<td>March 17, 1982</td>
<td>1252</td>
<td>293</td>
<td>Quit Claim Deed from John C. Callahan, Trustee to John C. Callahan</td>
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<td>March 17, 1982</td>
<td>1252</td>
<td>294</td>
<td>Quit Claim Deed from John C. Callahan to Ann L. Callahan</td>
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<tr>
<td>March 17, 1982</td>
<td>1252</td>
<td>296</td>
<td>Quit Claim Deed from John C. Callahan, Trustee to Ann L. Callahan, Trustee</td>
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<td>January 2, 1998</td>
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<td>Warranty Deed from James D. Callahan to William Joyce</td>
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<td>December 4, 2014</td>
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<td>Warranty Deed from William Joyce to Joyce Van Lines, Inc.</td>
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<td>April 20, 2017</td>
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<td>Warranty Deed from Joyce Van Lines, Inc. to Griffith E. Harris</td>
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<td>July 2, 2018</td>
<td>7404</td>
<td>19</td>
<td>Warranty Deed from Griffith E. Harris to Strickland Nine LLC</td>
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BOOK 132. WARRANTEE DEED.

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

KNOW YE THAT I, GEORGE W. SCOTT, of the Town of Greenwich, County of Fairfield, and State of Connecticut,

For the consideration of One ($1,000) Dollar and other valuable considerations, received to my full satisfaction of CLARENCE J. SCOTT, of said Town of Greenwich,

Do give, grant, bargain, sell and convey unto the said CLARENCE J. SCOTT

All those certain pieces or parcels of land, together with the buildings and improvements thereon, lying and being at Cos Cob, (so-called) in said Greenwich, bounded and described as follows: Viz. 1st. Tract, Bounded Northwesterly by said land of John Galloway in unfold estate 130 feet, Easterly by Highway 70 feet, Southerly by land of said Edward Head, 145 feet and westerly by land of John Galloway 40 feet.

2nd. Tract, Commencing at the southeasterly corner of land of said Galloway where the said John joins the northwesterly corner of land of Augustus Head; thence Southerly through land of said Galloway 150 feet, thence westerly through land of said Head 150 feet, thence Easterly through land of said Head, and parallel with said northerly line one hundred and fifty (150) feet to said highway and thence northerly along the westerly side of said highway to the point or place of beginning.

3rd. Tract, Commencing at a point formed by the intersection of the southeasterly corner of land of said Galloway and the northwesterly corner of the premises hereby conveyed and the westerly side of the highway leading from said road to Cos Cob, thence Southerly along the southerly side of land of said Galloway one hundred and fifty (150) feet, thence westerly through land of Augustus Head, and thence Easterly through land of said Galloway one hundred and fifty (150) feet to said highway at a point twenty five (25) feet from the point of beginning, thence westerly along the westerly side of said highway twenty five (25) feet to the point and place of beginning.

The first of said Tracts being the same premises conveyed to the Grantor by Edward Head by Warrantee deed dated August 28, 1874, and recorded in the Greenwich Land Records in Book 42 at page 147. The second and third of said tracts were conveyed to the Grantor by Augustus Head et als, by Warrantee deeds dated Apr. 4, 1873 and Jan. 3, 1899 and recorded in said Land Records in Book 72 at page 374, and Book 97 at page 371, respectively.

To have and to hold the above granted and bargained premises, with the privileges and appurtenances thereof unto him the said grantee his heirs and assigns forever to have and hold the same in fee simple and for the use and benefit of said Galloway and his heirs and assigns forever.

And furthermore, the said grantor do, by these presents, bind the said Head and his heirs and assigns, against all claims and demands whatsoever.

In Witness Whereof I, have hereunto set my hand and seal this twenty first day of March A. D. 1912.

[Signature]
George W. Scott

Walter H. Thase

William A. Peck

STATE OF CONNECTICUT
FAIRFIELD COUNTY

Personally appeared, GEORGE W. SCOTT

[Signature] and Sealer

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

Received for Record, Mar. 22 1912.

Edmond H. Read (Notary Public)

[Signature] for the state of Conn.
BOOK 430 MISCELLANEOUS

STATE OF CONNECTICUT
COUNTY OF ANSONIA

Personally appeared RACHEL C. EVERSON, Executrix as aforesaid, signer and seal of the foregoing instrument and acknowledged the same to be her free act and deed as such Executrix before me.

(Notary Seal)

Received for Record June 21, 1948 at 11:15 A.M. and recorded by:

JEANNETTE M. ROY
SUPERIOR COURT
FAIRFIELD COUNTY
JUNE FIRST Tuesday of June, 1948.

vs.
ALFRED G. EVERSON and GERALDINE D. EVERSON

RELEASE OF ATTACHMENT

This is to certify that the attachment of real estate belonging to the defendants made in the above entitled action, a certificate of attachment is dated May 20, 1948, and recorded in the Greenwich Land Records on May 20, 1948, is hereby released and the lien of said attachment is removed.

THE PLAINTIFF

Received for Record June 21, 1948 at 12:20 P.M. and recorded by:

CERTIFICATE AS TO REAL ESTATE

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

THIS IS TO CERTIFY that Thomas W. Pool of the town of Greenwich, in said District, died on the 11th day of May 1948, 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, June 18, 1948

Certified by

Virginia B. Pool, Administratrix

Received for Record June 21, 1948 at 12:20 P.M. and recorded by:

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

KNOW YE, that I, FLORENCE A. SCOTT, of the Town of Greenwich, County of Fairfield and State of Connecticut, as Executrix under the Last Will and Testament of Clarence J. Scott, late of said Greenwich, deceased, under and by virtue of the power and authority given to me as such Executrix by the Last Will and Testament of said Clarence J. Scott, deceased, as more fully appears by reference to said Will, which Will is on file in the Probate Court for the District of Greenwich, in consideration of the sum of Twenty Thousand Two Hundred and Fifty ($20,250) Dollars received to my full satisfaction of LEO HOFFMAN and HENRIETTA HOFFMAN, husband and wife, of said Town of Greenwich, DO GIVE, GRANT, BARGAIN, SELL AND CONFIRM unto said LEO HOFFMAN and HENRIETTA HOFFMAN during their joint lives, with the remainder in fee to the survivor, all the right, title, interest, claim and demand which the said Clarence J. Scott had at the time of his death, or which I, as such Executrix, have or ought to have in and to:

all that certain tract, piece or parcel of land, with the buildings and improvements thereon, situated in said Town of Greenwich, at Cos Cob, so-called, bounded Northerly 190 feet more or less by land now or formerly of Standard Oil Company of New York, Inc., and land
BOOK 430 MISCELLANEOUS

now or formerly of Edward L. Tracy and Robert A. Lee; westerly 110 feet more or less by Strickland Road; southerly 150 feet more or less by land now or formerly of Lillian H. and Geese M. Mead; and westerly 50 feet more or less by land now or formerly of Catherine A. Maylan and land now or formerly of Standard Oil Company of New York, Inc.

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

Said premises are conveyed subject to:

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

2. Second installment of the Town of Greenwich tax on the list of June 1, 1947, due and payable in July, 1948, which tax the Grantees assume and agree to pay.

3. Town of Greenwich tax on the list of June 1, 1948, due and payable in January and July, 1949, which tax the Grantees assume and agree to pay.

4. Gas Co. Sewer Maintenance Tax on the list of June 1, 1948, due and payable in May, 1949, which tax the Grantees assume and agree to pay.

TO HAVE AND TO HOLD the above granted and bargained premises, with the 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 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 remainder in fee to the said survivor, and I, the said Grantor, do for myself, my heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I have full power and authority as Executrix aforesaid to bargain and sell the same in manner and form as above written.

IN WITNESS WHEREOF, I, as such Executrix, have hereunto set my hand and seal this 23rd day of June, A.D. 1948.

Signed, sealed and delivered

in presence of:

Mary A. Kennedy
William S. Hirschberg

Florence A. Scott
Executrix as aforesaid

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

iss: Greenwich
June 23, 1948

Personally appeared Florence A. Scott, as Executrix aforesaid, signer and sealer of the foregoing instrument and acknowledged the same to be her free act and deed, as such Executrix, before me.

Attorney for United States District Attorney for the District of Connecticut

Mary A. Kennedy, Notary Public

Received for Record June 23, 1948 at 1:46 P.M. and recorded by:

Julia H. Williams, Town Clerk

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

25, Greenwich the 23rd day of June A.D. 1948

MRS. MARY F. WELLS, That I have this day, by virtue of a Writ of Attachment to me directed and delivered and returnable to the Town Court of Greenwich at Greenwich in said state on the second, Tuesday of July A.D. 1948, in favor of the Village of Lawrence, Town of Greenwich, County of New York and State of New York and Martin Katz, of the Borough of Brooklyn, County of Kings and state of New York, and against Pearl M. Kelley, also known as Ann Walker and Pearl Sherman and S. Fergus Kelley also known as Walter Sherman, both of said Town of Greenwich dated at Greenwich, Connecticut the 23rd day of June A.D. 1946, signed by Thomas J. Lawless, a Commissioner of the Superior Court for Fairfield County, and in which suit $700.00 dollars damages and costs of suit are claimed, made an attachment of all the right, title and interest of each of said defendants in and to that certain lot, tract, or parcel,
To all People to Whom these Presents shall Come, Greeting:

Know Ye, That we, LEO HOFFMAN and HENRIETTA HOFFMAN, of the Town of Greenwich, County of Fairfield and State of Connecticut, as joint tenants with the right of survivorship,

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

received to our full satisfaction of HARRY E. PEDEN, JR., of the Town of Greenwich, County of Fairfield and State of Connecticut,

do remise, release, and forever QUITCLAIM unto the said HARRY E. PEDEN, JR., his heirs and assigns forever, all the right, title, interest, claim and demand whatsoever as the said releases have or ought to have in or to

All that certain tract, piece or parcel of land, with the buildings and improvements thereon, situated in said Town of Greenwich, at Cos Cob, so-called, bounded Northerly 100 feet more or less by land now or formerly of Standard Oil Company of New York, Inc., and land now or formerly of Edward L. Tracy and Robert A. Loe; Easterly 110 feet more or less by Strickland Road; Southerly 158 feet more or less by said road and land or formerly of Lillian H. and Grace H. Loe, and land or formerly of Catherine A. Hoyt; and land now or formerly of Standard Oil Company of New York, Inc.

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

Being the same premises conveyed to the Grantors herein by FLORENCE A. SCOTT as Executrix under the Last Will and Testament of CLARENCE J. SCOTT, late of said Greenwich, deceased, by Executrix deed dated June 30, 1943 and recorded in the Greenwich Land Records in Book 430 at Page 485, together with all the rights, privileges and appurtenances but subject, nevertheless, to the restrictive covenants, agreements and encumbrances set forth therein or referred to,
To Have and to Hold the premises, with all the appurtenances, unto the said Heirees:

his heirs and assigns forever, so that neither we nor our heirs nor any other person under or them shall hereafter have any claim, right or title in or to the premises, or any part thereof, but therefore and they are by these presents forever barred and excluded.

In Witness Whereof, you have hereunto set our hands and seals.

September 23rd, A.D. 1970.

Dorothy L. Zuden
Leo Hoffman
Hennettta Hoffman

State of Connecticut, FLORIDA
County of MECKLENBERG
Dated September 23, A.D. 1970

Personally Appeared LEO HOFFMAN and HENRIETTA HOFFMAN

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

Dorothy L. Zuden, Notary Public

Received SEP 28 1970 19 at 8:35 PM

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

Know Ye, that, HARRY E. PEDEN, JR., of the Town of Greenwich,

County of Fairfield and State of Connecticut,

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

received to my full satisfaction of Leo Hoffman and Henrietta Hoffman of the Town of Greenwich, County of Fairfield and State of Connecticut,

do remise, release, and forever QUITCLAIM unto the said LEO HOFFMAN and HENRIETTA HOFFMAN, as tenants in common, their

heirs and assigns forever, all the right, title, interest, claim and demand whatsoever as I, the said releaser, have or ought to have in or to

All that certain tract, piece or parcel of land, with the buildings and improvements thereon, situated in said Town of Greenwich, at Cos Cob, so-called, bounded Northerly 150 feet more or less by land now or formerly of Standard Oil Company of New York, Inc., and land now or formerly of Edward L. Tracy and Robert A. Lee; Easterly 110 feet more or less by Strickland Road; Southerly 158 feet more or less by land now or formerly of Lillian H. and Grace H. Read; and Westerly 60 feet more or less by land now or formerly of Catherine J. Noyes and land now or formerly of Standard Oil Company of New York, Inc.

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

Being the same premises conveyed to Harry E. Peden, Jr., on September 22, 1970 by Quit Claim Deed recorded in the Greenwich Land Records on September 22, 1970, together with all the rights, privileges and appurtenances but subject, nevertheless, to the restrictive covenants, agreements and encumbrances set forth therein or referred to.
To Have and to Hold the premises, with all the appurtenances, unto the said

their heirs and assigns forever, so that neither I, the

licensee nor my heirs nor any other person under

or them

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

and they are by these presents forever barred and excluded.

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

this 27th day of September A.D. 1970,


(State Seal and Inscarbon is present of)

Margaret Corbin

Barbara J. Zalewski

__________________________

State of Connecticut, County of FAIRFIELD

Harley E. Feden, Jr.

Personally Appeared September 27 A.D. 1970

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

before me.

Margaret Corbin

Commissioner of the Superior Court

Received SEP 27 1970 :9:28 PM

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

Know Ye, That we, LEO HOFFMAN and HENRIETTA HOFFMAN, both of 5855 SW 35th Street, Miami, Florida,

for the consideration of SIXTY ONE THOUSAND EIGHT HUNDRED ($61,000) DOLLARS

received to our full satisfaction of JOHN C. CALLAHAN, TRUSTEE, of Riverside Avenue, Riverside, Greenwich, Connecticut,

do give, grant, bargain, sell and confirm unto the said JOHN C. CALLAHAN, TRUSTEE

All that certain tract, piece or parcel of land, with the buildings and improvements thereon, situated in the Town of Greenwich, at Cos Cob, so-called, in the Town of Greenwich, County of Fairfield and State of Connecticut, bounded Northerly 130 feet, more or less, by land now or formerly of Standard Oil Company of New York, Inc., and land now or formerly of Edward L. Tracy and Robert A. Loomis; Easterly 110 feet, more or less, by Strickland Road; Southernly 150 feet, more or less, by land now or formerly of Lillian H. and Grace H. Hood; and Westerly 80 feet, more or less, by land now or formerly of Catherine A. Hoyland and land now or formerly of Standard Oil Company of New York, Inc. All of said distances being approximate.

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

Said premises are conveyed subject to the following:

1. Any and all provisions of any ordinance, municipal regulation, or public or private law, inclusive of zoning, building and planning laws, rules and regulations as established in and for the Town of Greenwich.

2. Second installment of Town of Greenwich Tax on the list of October 1, 1971, due and payable in January, 1973, which tax the Grantor herein assumes and agrees to pay.

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 Grantor herein assumes and agrees to pay.

4. Any question in connection with the unsettled estate of Clarence J. Scott and any discrepancies in the description and distance herein described, including discrepancies between said premises and the inventory of said estate.

5. Rights of tenants in possession.

6. Such state of facts which an accurate survey and a personal inspection of the premises might disclose.

"$ 61,000 Conveyance Tax received

[Signature]

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

And also, we the said grantor do for ourselves, our heirs,
executors and administrators, covenant with the said grantee his
successors, heirs and assigns, that at and until the enrolling of these presents,
we are well seized of the premises, as a good indefeasible estate in FEE SIMPLE,
and have good right to bargain and sell the same in manner and form as is above written;
and that the same is free from all incumbrances whatsoever, except as hereinbefore men-
tioned.

And Furthermore. we do the said grantor do by these presents
bind ourselves and our heirs, executors and administrators forever to
WAIRANT AND DEFEND the above granted and bargained premises to him
the said grantee and his successors, heirs and assigns, against all claims and
demands whatsoever, except as hereinbefore mentioned.

In Witness Whereof, we have hereunto set our
hands and seals this 26th day of July in the year of our Lord
nineteen hundred and seventy-two.

Signed, Sealed and Delivered in presence of

[Signatures]

State of Connecticut,
County of Fairfield

Personally Appeared LEON HOFFMAN and HENRIETTA HOFFMAN

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

[Signature]
Notary Public
Commissioner of the Superior Court

Received JUL 26 1972 at 4:07 P.M. [Signature]
Town Clerk
TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE THAT

JOHN C. CALLAHAN, TRUSTEE
47 Riverside Avenue
Riverside, Connecticut 06878

for the consideration of ONE DOLLAR ($1.00) and OTHER VALUE
received to his full satisfaction of

JOHN C. CALLAHAN
47 Riverside Avenue
Riverside, Connecticut

Releasee, (the terms "Releaser" and "Releasee" to include the plural and the use of the masculine gender to include all genders), does remise, release and forever QUIT-CLAIM unto the said releaser,

all the right, title, interest, claim and demand whatsoever as the said releaser has or ought to have in or to

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

BEGINNING at a point in the westerly line of Strickland Road formed by the intersection therewith of the division line between premises herein described and land now or formerly of the Releasor herein, and running thence northerly along the westerly line of Strickland Road, north 17° 12' west 41.07 feet, and running thence through land of the Releasor south 77° 40' 30'' west 63.4 feet, north 59° 59' 30'' west 28.03 feet, and south 86° 39' 40'' west 63.68 feet to land now or formerly of John C. Callahan and Ann L. Callahan, and running thence south 4° 36' 30'' east 5.75 feet, and south 4° 21' east 24.91 feet to land now or formerly of the Releasor herein and running thence along said land now or formerly of the Releasor south 88° 02' east 139.86 feet to the westerly line of Strickland Road to the point or place of beginning.


TO HAVE AND TO HOLD the premises, with all the appurtenances, unto the said Releasor, his heirs, successors and assigns forever, to that neither the Releasor nor his heirs, successors nor any other person under him or of them shall hereafter have any claim, right or title in or to the premises, or any part thereof, but therefrom be it and they are by these presents forever barred and excluded.

IN WITNESS WHEREOF, the Releasor has hereunto set his hand, name and seal, this 4th day of March 1982.

Signed, Sealed and Delivered
in presence of:

[Signatures]

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD
SS: Greenwich

March 4, 1982

Personally appeared John C. Callahan, Trustee as aforesaid, signer and sealor
of the foregoing Instrument, and acknowledged the same before me to be his free act and deed.

[Signature]

Notary Public—Commissioner of the Superior Court

Received for Record MAR 17 1982

[Signature]

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

KNOW YE THAT

JOHN C. CALLAHAN
47 Riverside Avenue
Riverside, CT 06878

for the consideration of ONE ($1.00) DOLLAR and other value
received to his full satisfaction of

ANN L. CALLAHAN
47 Riverside Avenue
Riverside, CT 06878

(Releasor,

the terms "Releasor" and "Releesee" to include the plural and the use of the masculine gender to include all genders), does release, release and forever QUIT-CLAIM unto the said Releesee,

all the right, title, interest, claim and demand whatsoever as the said Releasor has or ought to have in or to

All that certain tract, piece or parcel of land situated in the Town of Greenwich, County of Fairfield and State of Connecticut shown and designated as Lot 52, 5,923 square feet, on a certain map entitled, "Property of John C. Callahan, et al, Greenwich, Conn," made by S. Z. Minor & Co., Inc., Civil Engineers, June 2, 1981, and in accordance with said map more particularly bounded and described as follows:

BEGINNING at a point in the westerly line of Strickland Road, which point is located 73.74 feet as measured southerly along said westerly line of Strickland Road from land now or formerly of Pagano and running thence along land now or formerly of John C. Callahan, Trustee, south 77° 40' 30" west 63.4 feet, north 59° 59' 30" west 28.03 feet, and south 86° 39' 40" west 63.68 feet to land now or formerly of John C. Callahan and Ann L. Callahan, and running thence south 4° 36' 30" east 5.75 feet, south 4° 21' east 24.91 feet, south 3° 33' east 90.0 feet to land now or formerly of Newton and running thence north 77° 42' east 39.3 feet and running thence north 21° 57' 50" east 85.43 feet, and north 77° 40' 30" east 78.74 feet to the westerly line of Strickland Road, and running thence northerly along the westerly line of Strickland Road, north 12° 12' west 20.07 feet to the point or place of beginning.

Said map is on file in the Greenwich Town Clerk's Office as Map No. 5700.

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

IN WITNESS WHEREOF, the Releasor has hereunto set his hand, name and seal, this 4th day of March, 1982.

Signed, Sealed and Delivered
in presence of:

[Signatures]

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

Personally appeared John C. Callahan

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

Received for Record MAR 17 1982

[Seal and Signature]
TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE THAT

JOHN C. CALLAHAN, TRUSTEE
47 Riverside Avenue
Riverside, Connecticut 06878

Reantor,

for the consideration of ONE ($1.00) DOLLAR, and other value
received to his full satisfaction of

ANN L. CALLAHAN, TRUSTEE
47 Riverside Avenue
Riverside, Connecticut

Relaxer,

(the terms "Reantor" and "Relaxer" to include the plural and the use of the masculine gender to
include all genders), does remise, release and forever QUIT-CLAIM unto the said relaxer,
all the right, title, interest, claim and demand whatsoever as the said Relaxer has or ought to have in
or to

All that certain tract, piece or parcel of land situated in the Town of
Greenwich, County of Fairfield and State of Connecticut shown and designated
as Lot #3, 8,494 square feet, on a certain map entitled, "Property of John
G. Callahan, et all Greenwich, Coop." made by R. E. Minor & Co., Inc., Civil
Engineers, June 2, 1981, and in accordance with said map more particularly
bounded and described as follows:

BEGINNING at a point in the westerly line of Strickland Road formed by
the intersection therewith of the division line between the premises herein
described and land now or formerly of Pagano and running thence along the
westerly line of Strickland Road, South 17° 12' East 73.74 feet and running
thence along Lot #2 on said map, South 77° 40' 30" West 63.4 feet, North 59°
59' 30' 40" West 26.03 feet, South 86° 33' 40" West 63.68 feet to land now or
formerly of John C. Callahan, and running thence along said land now or
formerly of John C. Callahan, North 4° 34' 30" West 10.75 feet, South 87° 18'
40" East 3.37 feet, North 4° 31' 50" West 18.94 feet, North 4° 18' 30" West
21.3 feet, North 89° 38' East 39.2 feet, South 18° 49' East 0.53 feet, and
running thence to and along land now or formerly of Pagano North 75° 20'
East 92.14 feet to the westerly line of Strickland Road at the point or place
of beginning.

SAID map is on file in the Greenwich Town Clerk's Office as Map No. 3700.

TO HAVE AND TO HOLD the premises, with all the appurtenances, unto the said Relaxer, his heirs, successors and
 assigns forever, so that under the Relaxer or his heirs, nor successors nor any other person under him or them shall
hereafter have any claim, right or title in or to the premises, or any part thereof, but therefrom he is and they are by these
premises forever barred and excluded.

IN WITNESS WHEREOF, the Relaxer has hereunto set his hand, name and seal, this

4th day of March, 1982.

Signed, Sealed and Delivered
in presence of:

[Signatures]

Robert C. Barnum, Jr.
Anne S. Buttreck

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

SS: Greenwich

March 4, 1982.

Personally appeared John C. Callahan, Trustee as aforesaid

as signer and sealer

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

[Signature]

Robert C. Barnum, Jr.

Notary Public—Commissioner of the Superior Court

Received for Record MAR 17 1982

[Signature]

Conn. Town Clerk
TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:
KNOW YE THAT

Ann L. Callahan of the Town of Greenwich
67 Riverside Avenue
Riverside, Connecticut
Individually and as Trustee,

for the consideration of ONE ($1.00) Dollar and other value
received to his full satisfaction of

John C. Callahan of the Town of Greenwich,
County of Fairfield and State of Connecticut

(he terms "Releasor" and "Releasee" to include the plural and the use of the masculine gender to
include all genders), does release, release and forever QUIT-CLAIM unto the said releasee,
all the right, title, interest, claim and demand whatsoever as the said Releasor has or ought to have in
or to

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

FIRST TRACT: Beginning at a point formed by the intersection of the
division line between the premises hereby conveyed and land now or formerly of the
Socony Vacuum Oil Company, Incorporated, with the southerly line of East
Putnam Avenue, and running thence along the southerly line of said highway
North 68° 22' East 0.34 feet, North 70° 39' East 34.26 feet, and running along
Land now or formerly of Richard Webb and Anne B. Webb South 18° 59' East 49.39
feet, South 71° 19' West 0.35 feet, and running thence along other land now or
formerly of said Richard Webb and Anne B. Webb and land now or formerly of
Anthony S. Pagano, Sr. and Mary Theresa Pagano South 18° 51' East 40.06 feet,
and running thence along said land now or formerly of Anthony S. Pagano, Sr.
and Mary Theresa Pagano South 71° 9' West 12.56 feet and South 18° 34' East
36.68 feet, and running thence along land now or formerly of Leo Hoffman and
Henrietta L. Hoffman South 71° 20' West 21.75 feet and running thence along
the Second Tract herein described and Land now or formerly of said Socony
Vacuum Oil Company, Incorporated, North 18° 49' West 126.23 feet to the point
or place of beginning.

Together with the right to use in common with others to whom such right
has been or may hereafter be granted for purposes of travel a certain right-of-way more particularly bounded and described as follows:

Beginning at the division line between said right-of-way and land now or
formerly of Griffith E. Harris with the westerly line of Strickland Road South 16° 23' East
13.92 feet, and running thence along land now or formerly of Anthony S. Pagano,

(Continued on the Reverse Side Hereof)

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

IN WITNESS WHEREOF, the Releasor has hereunto set his hand, name and seal, this
4th day of March, 1982.

Signed, Sealed and Delivered
in presence of

Robert C. Barnum, Jr. L.S.

Ann L. Callahan, Individually & as Trustee L.S.

Anne S. Buttrick

STATE OF CONNECTICUT

SS: Greenwich

COUNTY OF FAIRFIELD

March 4, 1982.

Personally appeared Ann L. Callahan

Notary Public—Commissioner of the Superior Court
Sr. and Mary Theresa Pagano South 71° 24' West 71.72 feet more or less to the premises described above, and running thence along said premises North 18° 34' West 3.76 feet more or less, North 71° 57' East 12.35 feet and North 18° 51' West 10.0 feet, and running thence along other land now or formerly of Richard Webb and Anne B. Webb and Griffith E. Harris North 71° 19' East 59.7 feet to the point or place of beginning.

SECOND TRACT: Beginning at a point formed by the intersection of the division line between the premises hereby conveyed and land now or formerly of Katherine A. Moylan with the easterly line of Cross Lane, and running thence along the easterly line of said Cross Lane, North 31° 18' East 23.14 feet to land now or formerly of Socony Vacuum Oil Company, Incorporated, and running thence along said land now or formerly of Socony Vacuum Oil Company, Incorporated, South 88° 54' East 90.0 feet and North 60° 27' 30" East 77.78 feet to the first tract described, and running thence along said first tract, South 18° 49' East 40.21 feet to land now or formerly of Leo Hoffman and Henrietta L. Hoffman and running thence along said land now or formerly of Leo Hoffman and Henrietta L. Hoffman, South 89° 38' West 39.2 feet and South 4° 18' 30" East 21.3 feet to land now or formerly of Katherine A. Moylan, and running thence along said land now or formerly of said Katherine A. Moylan North 88° 56' West 144.93 feet to the point or place of beginning.

Said tract is more particularly shown and designated upon a certain map entitled "Plan Showing Right-of-Way over Property of Standard Oil Company of N.Y. Inc. Greenwich, Conn.," made by S. E. Minor & Co., Inc., Civil Engineers, Greenwich, Conn., dated December 7, 1945 and on file in the office of the Town Clerk of Greenwich and therein numbered 2287, reference hereto being for a more particular description of said premises.

Said premises are bounded northerly by land now or formerly of the Socony Vacuum Oil Company, Incorporated; easterly by the first tract described above; southerly by land now or formerly of Scott; and again easterly by land now or formerly of Scott; again southerly by land now or formerly of Moylan; and westerly by Cross Lane.

TOGETHER with all the right, title and interest of the Granter in and to the highway in front of and adjoining said First Tract and Second Tract to the center lines thereof.

TOGETHER also with all the rights and privileges, but subject nevertheless, to the provisions contained in a certain Agreement dated February 6, 1946, between The Greenwich Title Company, The Greenwich Trust Company and Edward L. Tracy and Robert A. Lee.

THIRD TRACT: All that certain lot, piece or parcel of land, together with the buildings and improvements thereon, known as Number 6 Cross Lane in Cos Cob, in the Town of Greenwich, County of Fairfield and State of Connecticut, and bounded and described as follows: On the North by land now or formerly of John C. Callahan, et al., being land formerly of John W. Gilson, deceased; on the East by land now or formerly of Clarence Scott; and on the South by land now or formerly of Michael Golden; and on the West approximately 69 feet by the highway, Cross Lane, being the same premises referred to in Book 788 at Page 396 of the Greenwich Land Records.

SAID TRACTS ARE CONVEYED TOGETHER WITH all rights of way now appurtenant thereto, and together with a permanent right-of-way for all lawful purposes over the "Right-of-Way" as shown on a certain map entitled "Property of John C. Callahan, et al Greenwich, Conn." made by S. E. Minor & Co., Inc., Civil Engineers, Greenwich, Conn., June 2, 1981, on file in the Greenwich Town Clerk's Office as Map No. 5760.

Received for Record MAR 17, 1982 1:30 PM 11, and recorded by Town Clerk.
TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE THAT ANN L. CALLAHAN and ANN L. CALLAHAN, Trustees, Town of Greenwich, County of Fairfield and State of Connecticut

for the consideration of love and affection received to his full satisfaction of JAMES D. CALLAHAN, Town of Greenwich, County of Fairfield and State of Connecticut

Releaser,

the terms "Releaser" and "Releasa" to include the plural and the use of the masculine gender to include all genders), does termise, release and forever QUIT-CLAIM unto the said releasa,

all the right, title, interest, claim and demand whatsoever as the said Releasa has or ought to have in or to

An UNDIVIDED ONE-HALF interest in and to all that certain tract, piece or parcel of land with the buildings and improvements thereon situated at Cos Cob in the Town of Greenwich, County of Fairfield and State of Connecticut, bounded and described as follows:

BEGINNING at a point on the Westerly side of Strickland Road formed by the intersection therewith of the division line between the premises herein described and land now or formerly of Pagano and running thence along the Westerly side of Strickland Road South 17° 12' East 114.81 feet to a point; and running thence North 88° 02' West 159.66 feet along the division line between the premises herein described and Lot 1 on Map on file in the office of the Town Clerk of the town of Greenwich as Map No. 548 to a point; and running thence along land of Callahan North 4° 21' West 24.91 feet and North 4° 34' 30" West 16.5 feet and South 87° 18' 40" East 3.37 feet and North 4° 31' 50" West 18.94 feet and North 4° 18' 30" West 21.3 feet and North 89° 38' East 39.2 feet and South 18° 49' East 55 feet and along land now or formerly of Callahan and land now or formerly of Pagano 75° 20' East 92.14 feet to the Westerly line of Strickland Road being the point or place of beginning.

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

the major portion of
Being the same premises conveyed to John C. Callahan, Trustee by Leo Hoffman and Henrietta Hoffman by Deed recorded in the Greenwich Land Records in Book 837 at Page 249 on July 26, 1972.

TO HAVE AND TO HOLD the premises, with all the appurtenances, unto the said Releasa, his heirs, successors and assigns forever, to such as the Releasa or his heirs, nor successors nor any other person under him or them shall hereafter have any claim, right or title to or in the premises, or any part thereof, but hereon he is and they are by these presents forever barred and excluded.

IN WITNESS WHEREOF, the Releasa has hereunto set his hand, name and seal, this 5th day of December, 1997.

Signed, Sealed and Delivered
in presence of:

[Signatures]

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

Personally appeared Ann L. Callahan, signer and sealer

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

NOTARY PUBLIC, COMMISSIONER OF THE SUPERIOR COURT
received for record, 12/5/97

[Notary Seal]
EXCEPTING THEREFROM that triangular portion of said above described premises adjoining Lot 01 on Map on file in the Office of the Town Clerk of the Town of Greenwich as Map #548 bounded and described as follows.

Beginning at the Northeast corner of said Lot 01 at the westerly line of Strickland Road and running thence along Strickland Road North 17° 12' West 21.0 feet to a point and running thence South 77° 40' 30" West 78.74' to a point and running thence South 88° 02' East to the westerly line of Strickland Road being the point or place of beginning.

STATE

Received for Record JAN 2 1958 at 2h50m P.M. and recorded by

[Signature]
TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE THAT ANN L. CALLAHAN and ANN L. CALLAHAN, Trustee, Town of Greenwich,
County of Fairfield and State of Connecticut

for the consideration of love and affection
received to his full satisfaction of JAMES D. CALLAHAN, Town of Greenwich, County of
Fairfield and State of Connecticut

(a term "Releasor" and "Releeree" to include the plural and the use of the masculine gender to
include all genders), does remise, release and forever QUIT-CLAIM unto the said releasor,
all the right, title, interest, claim and demand whatsoever as the said releasor has or ought to have in
or to

An UNDIVIDED ONE-HALF interest in and to all that certain tract, piece or parcel of
land with the buildings and improvements thereon situated at Cos Cob in the Town of
Greenwich, County of Fairfield and State of Connecticut, bounded and described as follows:

BEGINNING at a point on the Westerly side of Stickland Road formed by the
intersection therewith of the division line between the premises herein described and land now
or formerly of Pagano and running thence along the Westerly side of Stickland Road South
19° 54' East 114.81 feet to a point; and running thence North 88° 02' West 159.06 feet along
the division line between the premises herein described and Lot 1 on Map on file in the office
of the Town Clerk of the Town of Greenwich as Map No. 548 to a point; and running thence
along land of Callahan North 4° 21' West 24.91 feet and North 4° 34' 30" West 16.5 feet and
South 87° 18' 40" East 3.37 feet and North 4° 31' 50" West 18.04 feet and North 4° 18' 30"
West 21.3 feet and North 89° 38' East 39.2 feet and South 18° 49' East 55 feet and along
land now or formerly of Callahan and land now or formerly of Pagano N. 75° 20' E 92.14
feet to the Westerly line of Stickland Road being the point or place of beginning.

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

Being the major portion of the same premises conveyed to John C. Callahan, Trustee
by Leo Hoffman and Henrietta Hoffman by Deed recorded in the Greenwich Land Records in
Book 837 at Page 249 on July 26, 1972. (Continued on reverse side)

TO HAVE AND TO HOLD the premises, with all the appurtenances, unto the said Releasor, his heirs, successors and
assigns forever; so that neither the Releasor nor his heirs, nor successors nor any other person under him or them shall
hereafter have any claim, right or title in or to the premises, to any part thereof, but thereon he to and they to by these
premises forever barred and excluded.

IN WITNESS WHEREOF, the Releasor has hereunto set his hand, name and seal, this
3d day of , 1978

Signed, Sealed and Delivered
in presence of:

Notary Public—Commissioner of the Superior Court

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

Notary Public—Commissioner of the Superior Court

Received for Record
EXCEPTING THEREFROM that triangular portion of said above described premises adjoining Lot #1 on Map on file in the Office of the Town Clerk of the Town of Greenwich as Map #548 bounded and described as follows.

Beginning at the Northeast corner of said Lot #1 at the westerly line of Strickland Road and running thence along Strickland Road North 17° 12' West 210 feet to a point and running thence South 77° 40' 10" West 78.74' to a point and running thence South 88° 02' East to the westerly line of Strickland Road being the point or place of beginning.

Received for Record JUN 5 1998 at 8 a.m.

Town Clerk
CORRECTION DEED
Connecticut Quit-Claim Deed - Approved by Greenwich Bar Association

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:
KNOW YE THAT ANN L. CALLAHAN and ANN L. CALLAHAN, TRUSTEE, Town of Greenwich, County of Fairfield and State of Connecticut

for the consideration of love and affection
received to his full satisfaction of JAMES D. CALLAHAN, Town of Greenwich, County of Fairfield and State of Connecticut

the terms "Releasor" and "Release" to include the plural and the use of the masculine gender to include all genders, does remit, release and forever QUIT-CLAIM unto the said Releasor, all the right, title, interest, claim and demand whatsoever as the said Releasor has or ought to have in or to

An UNDIVIDED ONE-HALF interest in and to all that certain tract, piece or parcel of land with the buildings and improvements thereon situated at Cos Cob in the Town of Greenwich, County of Fairfield and State of Connecticut, bounded and described as follows:

BEGINNING at a point on the Westernly side of Strickland Road formed by the intersection thereof of the division line between the premises herein described and land now or formerly of Pagan and running thence along the Westernly side of Strickland Road South 17° 12' East 114.81 feet to a point; and running thence North 88° 02' West 159.66 feet along the division line between the premises herein described and Lot 1 on Map on file in the office of the Town Clerk of the Town of Greenwich as Map No. 548 to a point; and running thence along land of Callahan North 4° 21' West 24.91 feet and North 4° 31' 30" West 16.5 feet and South 87° 18' 40" East 3.37 feet and North 4° 31' 50" West 18.94 feet and North 4° 18' 30" West 21.3 feet and North 89° 38' East 39.3 feet and South 18° 49' East 35 feet and along land now or formerly of Callahan and land now or formerly of Pagan N. 75° 20' East 92.14 feet to the Westernly line of Strickland Road being the point or place of beginning,

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

Being the major portion of the same premises conveyed to John C. Callahan, Trustee by Leo Hoffman and Henrietta Hoffman by Deed recorded in the Greenwich Land Records in Book 837 at Page 219 on July 30, 1972.

EXCEPTING THEREFROM that triangular portion of said above described premises adjoining Lot #1 on Map on file in the Office of the Town Clerk of the Town of Greenwich as Map #548 bounded and described as follows:
Beginning at the Northwest corner of said Lot #1 at the westerly line of Strickland Road and running thence along Strickland Road North 17° 12' West 21.0 feet to a point and running thence South 77° 40' 30" West 78.74' to a point and running thence South 88° 02' East to the westerly line of Strickland Road being the point or place of beginning.

THE INTENTION OF THIS DEED IS TO CORRECT THE COURSE ERRONEOUSLY STATED IN BOOK 3093 AT PAGE 0240 AS "SOUTH 19° 54' EAST" INSTEAD OF THE CORRECT COURSE "SOUTH 17° 11' EAST".

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

IN WITNESS WHEREOF, the Releasse has hereunto set his hand, name and seal, this 15th day of March 1992.

Signed, Sealed and Delivered in presence of:

[Signatures]

Robert C. Barnum, Jr.

[Signature]

Vilmet L. Harris, Jr.

[Signature]

Individually and as Trustee

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

Personally Appeared Ann L. Callahan individually and as Trustee, and acknowledged the same before me to be her free act and deed.

Notary Public - Commissioner of the Superior Court

[Signature]

ROBERT C. BARNUM, JR.

[Stamp: Notary Public]

[Stamp: Fairfield County Connecticut]

COMMISSION EXPIRES SEP. 30, 1999

Received for Record 2/3/1999 at 10:46 A.M. Attest:

[Signature]

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

KNOW YE THAT

James D. Callahan of 150 Rockridge Drive, Durango, CO 81301, Grantor, for the consideration of One Dollar and other value received to his full satisfaction of William Joyce of 9 Sirkland Road, Cos Cob, CT 06807 Grantee,

(the terms "Grantor" and "Grantee" to include the plural and the use of the masculine gender to include all genders),
does give, grant, bargain, sell and confirm unto the said grantee,

See Schedule A attached hereto and made a part hereof

Said premises are subject to applicable Governmental Laws and Regulations, and to any municipal and sewer taxes payable after the date hereof.

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

AND ALSO, the said grantor does for himself, his heirs and successors covenant with the said grantee, his heirs, successors and assigns, that as and until the enacting of these presents, he is well seized of the premises, as a good indefeasible estate in FEES SIMPLE, and has good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever except as herebefore mentioned.

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

IN WITNESS WHEREOF, the grantor has hereunto set his hand, name and seal, this 15 day of March, 2006.

Signed, Sealed and Delivered in presence of:

James D. Callahan
L.S.

STATE OF COLORADO
COUNTY OF LA PLATA

PERSONALLY APPEARED James D. Callahan signter and sealer of the foregoing Instrument, and acknowledged the same before me to be his free act and deed.

Notary Public-Commissioner of the Superior Court

[Notary Public's Signature]

[Notary Public's Seal]

[Notary Public's Name]

[Notary Public's Seal]

[Notary Public's Name]

[Notary Public's Seal]

[Notary Public's Name]
Schedule A

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

BEGINNING at a point on the Westerly side of Strickland Road formed by the intersection therewith of the division line between the premises herein described and land now or formerly of Pagan and running thence along the Westerly side of Strickland Road South 17° 13' East 114.81 feet to a point; and running thence North 88° 02' West 159.65 feet along the division line between the premises herein described and Lot 1 on Map on file in the office of the Town Clerk of the Town of Greenwich as Map No. 548 to a point; and running thence along land now or formerly of Callahan North 4° 21' West 24.91 feet and North 4° 34' 30" West 16.5 feet and South 87° 18' 40" East 3.37 feet and North 4° 31' 50" West 18.54 feet and North 4° 18' 30" West 21.3 feet and North 89° 38' East 39.2 feet and South 18° 49' East .55 feet and along land now or formerly of Callahan and land now or formerly of Pagan N. 75° 20' East 92.14 feet to the Westerly line of Strickland Road being the point or place of beginning.

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

EXCEPTING THEREFROM that triangular portion of said above described premises adjoining Lot #1 on Map on file in the Office of the Town Clerk of the Town of Greenwich as Map #548 bounded and described as follows:

Beginning at the Northeast corner of said Lot #1 at the westerly line of Strickland Road and running thence along Strickland Road North 17° 12' West 21.0 feet to a point and running thence South 77° 40' 30" West 78.74' to a point and running thence South 88° 02' East to the westerly line of Strickland Road being the point or place of beginning.
WARRANTY DEED
(Statutory Form)

GRANTOR, WILLIAM JOYCE, of 113 Pepperell Road, Hollis, New Hampshire, for the consideration of SEVEN HUNDRED TWENTY-FIVE THOUSAND AND 00/100 ($725,000.00) DOLLARS, grants to GRANTEE, JOYCE VAN LINES, INC., an Indiana corporation having a place of business at 195 Christian Street in the Town of Oxford, County of New Haven and State of Connecticut, all that certain property known as 9 Strickland Road situated in the Town of Greenwich, County of Fairfield and State of Connecticut, more particularly described in Schedule A attached hereto and made a part hereof, with WARRANTY COVENANTS.

Signed this 28th day of November, 2014.

Witnesses:

Franklin G. Pilicy

WILLIAM JOYCE

STATE OF CONNECTICUT:
SS: Watertown
COUNTY OF LITCHFIELD:

On this the 28th day of November, 2014, before me, the undersigned officer, personally appeared WILLIAM JOYCE, signer and sealer of the foregoing instrument who acknowledged the same to be his free act and deed.

Franklin G. Pilicy
Commissioner of Superior Court

GRANTEE ADDRESS
JOYCE VAN LINES, INC.
195 Christian Street
Oxford, CT 06478
SCHEDULE A

LEGAL DESCRIPTION

9 Strickland Road
Greenwich, Connecticut

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

Beginning at a point on the Westerly side of Strickland Road formed by the intersection therewith of the division line between the premises herein described and land now or formerly of Pagano and running thence along the Westerly side of Strickland Road South 17° 12' East 114.81 feet to a point; and running thence North 88° 02' West 159.66 feet along the division line between the premises herein described and Lot 1 on Map on file in the office of the Town Clerk of the Town of Greenwich as Map No. 548 to a point; and running thence along land of Callahan North 4° 21' West 24.91 feet and North 4° 34' 30" West 16.5 feet and South 87° 18' 40" East 3.37 feet and North 4° 31' 50" West 18.94 feet and North 4° 18' 30" West 21.3 feet and North 89° 38' East 39.2 feet and South 18° 49' East .55 feet and along land now or formerly of Callahan and land now or formerly of Pagano N. 75° 20' East 92.14 feet to the Westerly line of Strickland Road being the point or place of beginning.

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

Being the major portion of the same premises conveyed to John C. Callahan, Trustee by Leo Hoffman and Henrietta Hoffman by Deed recorded in the Greenwich Land Records in Book 837 at page 249 on July 26, 1972.

EXCEPTING THEREFROM that triangular portion of said above described premises adjoining Lot #1 on Map on file in the Office of the Town Clerk of Greenwich as Map #548 bounded and described as follows:

Beginning at the Northeast corner of said Lot #1 at the westerly line of Strickland Road and running thence along Strickland Road North 17° 12' West 21.0 feet to a point and running thence South 77° 40' 30" West 78.74' to a point and running thence South 88° 02' East to the westerly line of Strickland Road being the point or place of beginning.

Grantee herein assumes and agrees to pay real estate taxes on the Grand List of October 1, 2014, together with subsequent years not yet due and payable.

Said premises are subject to the following:

1. Building Lines, if established, and any and all provisions of any zoning or planning ordinance, wetland law or regulations and any and all provisions of any ordinance, regulation or public or private law, municipal, state or federal.

2. Right of way running along the northerly boundary of the premises as shown on Map No. 5900.

WARRANTY DEED
(Statutory Form)

GRANTOR, JOYCE VAN LINES, INC., an Indiana corporation authorized to do business in the State of Connecticut with a principal place of business at 195 Christian Street in the Town of Oxford, County of New Haven and State of Connecticut, for the consideration of SEVEN HUNDRED TWENTY THOUSAND AND 00/100 ($720,000.00) DOLLARS, grants to GRANTEE, GRIFFITH E. HARRIS, of 78 River Road, Unit 15 in the Town of Cos Cob, County of Fairfield and State of Connecticut, more particularly described in Schedule A attached hereto and made a part hereof, with WARRANTY COVENANTS.

*the real property known as 9 Strickland Road, Cos Cob, Connecticut,

Signed this 18th day of April, 2017.

Witnesses:

[Signatures]

JOYCE VAN LINES, INC.

By ____________________________

William H. Joyce

Its President

Duly Authorized

STATE OF CONNECTICUT:

COUNTY OF LITCHFIELD:

SS: Watertown

April 18, 2017

On this the 16th day of April, 2017, before me, the undersigned officer, personally appeared WILLIAM H. JOYCE, who acknowledged himself to be the President of JOYCE VAN LINES, INC., a corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

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

[Signature]

Ellen S. Fritz

Notary Public

My Commission Expires: 07-31-2018

GRANTEE ADDRESS

GRIFFITH E. HARRIS
c/o Griffith E. Harris Insurance Services LLC
137 Post Road, P O. Box 500
Cos Cob, CT 06807

CONVEYANCE TAX RECEIVED

TOWN $ 1800.00

STATE $ 5400.00

CARMELLA C. BUDAING
GREENWICH, CT TOWN CLERK
SCHEDULE A

LEGAL DESCRIPTION

9 Strickland Road
Cos Cob, Connecticut

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

Beginning at a point on the westerly side of Strickland Road formed by the intersection therewith of the division line between the premises herein described and land now or formerly of Pagano and running thence along the westerly side of Strickland Road South 17° 12' East 114.81 feet to a point, and running thence North 88° 02' West 159.66 feet along the division line between the premises herein described and Lot 1 on Map on file in the office of the Town Clerk of the Town of Greenwich as Map No. 548 to a point; and running thence along land of Callahan North 4° 21' West 24.91 feet and North 4° 34' 30" West 16.5 feet and South 87° 18' 40" East 3.37 feet and North 4° 31' 50" West 18.94 feet and North 4° 18' 30" West 21.3 feet and North 89° 38' East 39.2 feet and South 18° 49' East .55 feet and along land now or formerly of Callahan and land now or formerly of Pagano N. 75° 20' East 92.14 feet to the westerly line of Strickland Road being the point or place of beginning.

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

Being the major portion of the same premises conveyed to John C. Callahan, Trustee by Leo Hoffman and Henretta Hoffman by Deed recorded in the Greenwich Land Records in Book 837 at Page 249 on July 26, 1972.

EXCEPTING THEREFROM that triangular portion of said above described premises adjoining Lot #1 on Map on file in the Office of the Town Clerk of Greenwich as Map #548 bounded and described as follows:

Beginning at the Northeast corner of said Lot #1 at the westerly line of Strickland Road and running thence along Strickland Road North 17° 12' West 21.0 feet to a point and running thence South 77° 40' 30" West 78.74' to a point and running thence South 88° 02' East to the westerly line of Strickland Road being the point or place of beginning.


Grantee herein assumes and agrees to pay real estate taxes on the Grand List of October 1, 2015, together with subsequent years not yet due and payable.
Said premises are subject to the following:

1. Building Lines, if established, and any and all provisions of any zoning or planning ordinance, wetland law or regulations and any and all provisions of any ordinance, regulation or public or private law, municipal, state or federal.

2. Grant of Easement from James D. Callahan to Jeanne C. Miller dated March 16, 1999 and recorded in Volume 3240 at Page 141 of the Greenwich Land Records.

3. Right of Way running along the northerly boundary of the premises as shown on Map No. 5900.
STATUTORY
WARRANTY DEED

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

KNOW, YE, THAT Griffith E. Harris, of Greenwich, Connecticut (the "Grantor") for One ($1.00) Dollar and other valuable consideration paid, the receipt of which is hereby acknowledged, does hereby bargain, convey, give, grant, and sell to Strickland Nine LLC, a Connecticut limited liability company with a place of business located in Greenwich, Connecticut (the "Grantee"),

with WARRANTY COVENANTS,

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

Beginning at a point on the westerly side of Strickland Road formed by the intersection therewith of the division line between the premises herein described and land now or formerly of Pagano and running thence along the westerly side of Strickland Road South 17° 12' East 114.81 feet to a point; and running thence North 88° 02' West 159.66 feet along the division line between the premises herein described and Lot 1 on Map on file in the Office of the Town Clerk of the Town of Greenwich as Map No. 548 to a point; and running thence along land of Callahan North 4° 21' West 24.91 feet and North 4° 34' 30" West 16.5 feet and South 87° 18' 40" East 3.37 feet and North 4° 31' 50" West 18.94 feet and North 4° 18' 30" West 21.3 feet and North 89° 38' East 39.2 feet and South 18° 49' East .55 feet and along land now or formerly of Callahan and land now or formerly of Pagano N. 75° 20' East 92.14 feet to the westerly line of Strickland Road being the point or place of beginning.

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

Being the major portion of the same premises conveyed to John C. Callahan, Trustee by Leo Hoffman and Henrietta Hoffman by Deed recorded in the Greenwich Land Records in Book 837 at Page 249 on July 26, 1972.

EXCEPTING THEREFROM that triangular portion of said above described premises adjoining Lot #1 on Map on file in the Office of the Town Clerk of Greenwich as Map #548 bounded and described as follows:

Beginning at the Northeast corner of said Lot #1 at the westerly line of Strickland Road and running thence along Strickland Road North 17° 12' West 21.0 feet to a point and running thence South 77° 40' 30" West 78.74 feet to a point and running thence South 88° 02' East to the westerly line of Strickland Road being the point or place of beginning.


SAID premises are further conveyed subject to the following:

1. Any restrictions or limitations imposed or to be imposed by governmental authority, and any and all provisions of any ordinance, municipal regulation, public or private law, inclusive of
zoning, building, planning, inland wetlands and water courses laws, rules and regulations as established in and for the Town of Greenwich.

2. Property Taxes to the Town of Greenwich hereinafter becoming due and payable.

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


5. Right of Way running along the northerly boundary of the premises as shown on Map No. 5900.

6. Any question arising from the following courses and distances along the westerly boundary of subject which the surveyor of Map #8500 identified:

   South 87° 18' 40" East 3.47 feet (Computed) and 3.37 feet (Deed)
   North 4° 31' 50" West 18.86 feet (Computed) and 18.94 feet (Deed)

IN WITNESS WHEREOF, the Grantor has caused this deed to be executed on June 25, 2018.

Signed, sealed and delivered in the presence of:

David W. Hopper

Griffith E. Harris

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

ss: GREENWICH

Personally appeared Griffith E. Harris signer and sealer of the foregoing, and acknowledged the same to be his free act and deed, before me, on June 25, 2018.

David W. Hopper
Notary Public
My Commission Expires: 3/31/2021

RECEIVED FOR RECORD
JUL 02, 2018 08:52:50 AM
CARMELLA C. BUDKINS
Town Clerk
GREENWICH, CT
CERTIFICATE OF TITLE

133 East Putnam Avenue (Parcel ID: 08-1927/S)

THIS IS TO CERTIFY that after an examination of the Land Records, as indexed, of the Town of Greenwich, County of Fairfield and State of Connecticut, and of the books and pages to which they refer, to the date hereof, we are of the opinion that GEH PROPERTIES LLC is the owner in fee simple, conveyed to them by a Quit Claim Deed from JOHN C. CALLAHAN, on August 11, 2010 in Book 5992 at Page 4 in the Greenwich Land Records.

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

Dated at Greenwich, Connecticut this 17 day of June 2021.

HEAGNEY, LENNON & SLANE, LLP

By: [Signature]

Thomas J. Heagney
<table>
<thead>
<tr>
<th>Date</th>
<th>Book</th>
<th>Page</th>
<th>Conveyance</th>
</tr>
</thead>
<tbody>
<tr>
<td>February 7, 1946</td>
<td>406</td>
<td>297</td>
<td>Deed from Robert A. Lee and Edward L. Tracy to The Greenwich Title Company</td>
</tr>
<tr>
<td>July 1, 1946</td>
<td>413</td>
<td>217</td>
<td>Deed from The Socony-Vacuum Oil Company, Incorporated to The Greenwich Title Company</td>
</tr>
<tr>
<td>September 3, 1954</td>
<td>520</td>
<td>455</td>
<td>Deed from The Greenwich Title Company to Griffith E. Harris</td>
</tr>
<tr>
<td>November 2, 1954</td>
<td>524</td>
<td>83</td>
<td>Deed from The Greenwich Trust Company (by merger to The Greenwich Title Company) to The Tod Realty Company</td>
</tr>
<tr>
<td>May 8, 1962</td>
<td>668</td>
<td>366</td>
<td>Corrective Deed from The State National Bank of Connecticut (by merger to The Greenwich Trust Company) to The Tod Realty Corporation</td>
</tr>
<tr>
<td>May 8, 1962</td>
<td>668</td>
<td>368</td>
<td>Assignment/Quit Claim Deed from The State National Bank of Connecticut to The Tod Realty Corporation</td>
</tr>
<tr>
<td>May 9, 1962</td>
<td>668</td>
<td>370</td>
<td>Deed from The Tod Realty Corporation to John C. Callahan and Ann L. Callahan</td>
</tr>
<tr>
<td>March 17, 1982</td>
<td>1252</td>
<td>297</td>
<td>Quit Claim Deed from Ann L. Callahan to John C. Callahan</td>
</tr>
<tr>
<td>August 11, 2010</td>
<td>5992</td>
<td>4</td>
<td>Quit Claim Deed from John C. Callahan to GEH Properties LLC</td>
</tr>
</tbody>
</table>
BOOK 406 MISCELLANEOUS

Jennie E. Tole, husband and wife, to Pawlett Publications, Inc., for $6,500.00 dated November 12th, 1946, and recorded in the Greenwich Land Records in Book 405, at page 299 reference thereto being here for a more particular description of said premises.

Meaning and intending hereby to fully sell, assign, transfer and set over unto the said Relees said mortgage and the note secured thereby and all sums due or to grow due thereon.

The releesor represents and agrees that the mortgage hereby assigned is now in the principal amount of $6,500.00 and that interest thereon has been paid to February 7, 1946.

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

IN WITNESS WHEREOF, PANCETT PUBLICATIONS, INC., by Gordon W. Pawlett its Treasurer, as aforesaid has hereunto set its corporate name and affixed its corporate seal, this 7th day of February, A.D., 1946.

Signed, Sealed and Delivered
in presence of

William C. Strong
William W. Lowe

PANCETT PUBLICATIONS, INC. [Seal]
By Gordon W. Pawlett [L.S.]

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

February 7, 1946

Personally appeared PANCETT PUBLICATIONS, INC., by Gordon W. Pawlett its Treasurer, as aforesaid, signer and sealer of the foregoing instrument and acknowledged the same to be his free act and deed and the free act and deed of said corporation, before me.

William C. Strong, Notary Public

Received for Record Feb. 7, 1946 at 12:45 P.M. and recorded by:

[Signature]

Town Clerk

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

KNOW YE, THAT ROBERT A. LEK and EDWARD L. TRACY, both of the Town of Greenwich, County of Fairfield and State of Connecticut, and 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 said Town of Greenwich, acting herein by Hugh D. Marshall, its Vice-President and F. R. Glidden, Jr., its Secretary, both hereunto duly authorized,

For the consideration of ONE ($1.00) DOLLAR and other valuable considerations, received to our full satisfaction of THE GREENWICH TITLE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Connecticut, located and doing business in the said Town of Greenwich,

DO GIVE, GRANT, BARGAIN, SELL AND CONFIRM, unto the said THE GREENWICH TITLE COMPANY an easement and right of way for all lawful purposes over the following described strip of land:

Beginning at a point in the westerly side of Strickland Road in said Town of Greenwich at a point 39.76 feet northerly from the division line between premises of said Lee and Tracy and land of one Scott, and running thence through land of said Lee and Tracy 71° 24' 70 feet, more or less, to land of The Greenwich Title Company, and running thence along land of The Greenwich Title Company N. 10° 54' 4.45 feet, more or less, W. 71° 09' 56.96 feet, W. 10° 57' 10.0 feet and W. 71° 19' 50.7 feet to Strickland Road, and running thence along said Strickland Road S. 10° 23' N. 13.82 feet to the point and place of beginning.

Such easement and right of way shall be appurtenant to and for the benefit of all lands of The Greenwich Title Company lying north and west of said easement and right of way.
TO HAVE AND TO HOLD the above granted easement and right of way with the privileges and appurtenances thereof unto it, the said Grantee, its successors and assigns forever, to its and their own proper use and behoof.

IN WITNESS WHEREOF, said ROBERT A. LEE and EDMOND L. TRACY have hereunto set their hands and seals, and THE GREENWICH TRUST COMPANY, acting herein by Hugh D. Marshall, its Vice-President, and P. R. Osborn, Jr., its Secretary, both hereunto duly authorized, has hereunto set its corporate name and seal, this 6th day of February A.D., 1946.

SIGNED, SEAL'D AND DELIVERED

Robert A. Lee

Edward L. Tracy

THE GREENWICH TRUST COMPANY

By Hugh D. Marshall

Its Vice-President

P. R. Osborn, Jr.

Its Secretary

February 6th A.D., 1946

STATE OF CONNECTICUT |
COUNTY OF FAIRFIELD |

J. Albert Hughes, Commissioner Superior
Court for Fairfield County

February 6th A.D., 1946

STATE OF CONNECTICUT |
COUNTY OF FAIRFIELD |
TOWN OF GREENWICH |

J. Albert Hughes, Commissioner Superior
Court for Fairfield County

Reseed for Record Feb. 7, 1946 at 1:55 P.M. and recorded by-

Town Clerk

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

KNOW YE, THAT THE GREENWICH TITLE 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 Edward L. Tracy, its Vice-President, and C. K. Anderson, its Secretary-Treasurer, both hereunto duly authorized, for the consideration of One ($1.00) Dollar and other valuable considerations, received to its full satisfaction of 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 said Town of Greenwich,

DOES GIVE, GRANT, BARGAIN, SELL AND CONFIRM, unto the said THE GREENWICH TRUST COMPANY,

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

Beginning at a point in the southerly side of the Boston Post Road, also sometimes known as East Putnam Avenue, 34.60 feet easterly from the division line between other premises of the Greenwich Title Company and land of the Standard Oil Company of New York, as measured along the southerly side of said Boston Post Road, and running thence along said Boston Post Road N. 78° 16' E. 26.08 feet, S. 88° 50' E. 17.06 feet, S. 70° 50' E. 4.06 feet, S. 70° 44' E. 10.03 feet to the westerly side of Strickland Road, and running thence along the westerly side of Strickland Road S. 30° 54' E. 10.1 feet, S. 25° 17' E. 28.12 feet and S. 10° 23' E. 10.17 feet to other land of The Greenwich Title Company, and running thence through other
BOOK 413 MISCELLANEOUS

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

KNOW, THAT SOCONY-VACUUM OIL COMPANY, INCORPORATED, a corporation organized under the laws of the State of New York, having its principal office and place of business at 86 Broadway, in the Borough of Manhattan, City, County and State of New York, originally named Standard Oil Company of New York, that name having been duly changed on July 30th, 1921 to Socony-Vacuum Corporation and thereafter on July 31st, 1934 duly changed to SOCONY-VACUUM OIL COMPANY, INCORPORATED, Grantor, for the consideration of One Hundred Dollars ($100.00) and other good and valuable considerations, received to its full satisfaction of THE GREENWICH TITLE COMPANY, a Connecticut corporation organized under the laws of the State of Connecticut, having its principal place of business in the Town of Greenwich, County of Fairfield and State of Connecticut, Grantee, DO GIVE, GRANT, PRAISED BEHOLD, AND CONFIRM unto the said Grantee all its right, title and interest in and to

ALL that certain piece, parcel and tract of land situate, lying and being at Cos Cob, in the Township of Greenwich, County of Fairfield and State of Connecticut, bounded and described as follows:

BEGINNING at the point in the easterly side of Cross Lane distant ninety-eight and thirteen-one hundredths (98.13) feet southeasterly from the point formed by the intersection of the easterly side of Cross Lane and the southerly side of Pequot Past Road; running thence South eighty-three degrees thirty-three minutes thirty seconds East (S. 83° 33' 30" E.) ninety (90) feet to a point;

Thence North sixty-five degrees forty-eight minutes East (N. 65° 48' E.) seventy-seven and seventy-eight one hundredths (77.78) feet in the westerly line of land now or formerly of Fernando E. Schubert;

Thence South thirty-one degrees twenty-eight minutes thirty seconds East (S. 31° 28' 30" E.) along the said westerly line of land now or formerly of Fernando E. Schubert thirty-nine and eighty-one hundredths (39.81) feet to the northerly line of land now or formerly of Clarence J. Scott;

Thence North eighty-five degrees one minute thirty seconds West (N. 85° 01' 30" W.) along the said northerly line of land now or formerly of Clarence J. Scott thirty-nine and twenty-one hundredths (39.21) feet to a point;

Thence South one degree two minutes West (S. 01° 02' W.) along the easterly line of land now or formerly of Clarence J. Scott twenty-one and thirty-one hundredths (21.31) feet to the northerly line of land now or formerly of John W. Gibson;

Thence North eighty-three degrees thirty-three minutes thirty seconds West (N. 83° 33' 30" W.) along the said northerly line of land now or formerly of John W. Gibson one hundred forty-four and ninety-three one-hundredths (144.93) feet to the point in the easterly side of Cross Lane distant twenty-three and fourteen one-hundredths (22.14) feet southeasterly from the point or place of beginning; when measured along the easterly side of Cross Lane;

Thence North thirty-six degrees thirty-eight minutes thirty seconds East (N. 36° 38' 30" E.) along the easterly side of Cross Lane twenty-three and fourteen one-hundredths (23.14) feet to the point or place of beginning.

TOGETHER with the appurtenances and all the right, title and interest of the Grantor in and to land lying in Cross Lane and all unopened and unaccepted ways and roads abutting on the aforesaid premises to the center line thereof and all the estate and rights of the Grantor in and to said premises.

BEING a portion of the premises conveyed to Grantor under its then name Standard Oil Company of New York by deed dated July 1st, 1920 from John W. Gibson, recorded in the Land Records of the Town Clerk of the Town of Greenwich in Book 229 at Page 435 on July 3, 1920.

EXCEPTING AND RESERVING unto the said Grantee, its successors assigns, agents, employees,
BOOK 43 MISCELLANEOUS

Tenants and invitees forever, for the benefit of adjoining lands retained by Grantor, a right of way over the above described premises and every part thereof for ingress and egress for persons or vehicles to and from Cross Lane.

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

In Witness Hereof, the Grantor has caused its corporate seal to be heretofore affixed and these presents to be signed by its duly authorized officer on the 16th day of June A.D. 1940.

Attorney:  
A. F. Noble  
A. F. Noble, Ass't Secretary  
SOCIETY-VACUUM OIL COMPANY, INCORPORATED (REAL)  
By J. C. Case  
J. C. CASE, Vice-President  
WITNESS:  
A. F. Noble  
A. H. SHELY  
STATE OF NEW YORK  
COUNTY OF NEW YORK  
Personally appeared J. C. CASE of SOCIETY-VACUUM OIL COMPANY, INCORPORATED, signer and sealer of the foregoing instrument and acknowledged the same to be his free act and deed and the free act and deed of said SOCIETY-VACUUM OIL COMPANY, INCORPORATED.  
(Notary Seal)  
Audrey M. Sheley, Notary Public  
AUDREY M. SHELY, Notary Public, Nassau County  
Nassau County Clerk's No. 1167, New York Co.  
Clk's No. 1599, Reg. No. 1570-8-7, Kings Co.  
Ck's No. 101, Reg. No. 1205-8-7, Bronx Co.  
Ck's No. 15, Reg. No. 1303-3-7, Queens Co.  
Ck's No. 1075, Reg. No. 1384-8-7, Commission Expires March 30, 1947  
STATE OF NEW YORK  
COUNTY OF NEW YORK  
I, MICHEAL F. JAXON, County Clerk and Clerk of the Supreme Court, New York County, the same being a Court of Record having by law a seal, Do HEREBY CERTIFY, that Audrey M. Sheley whose name is subscribed to the annexed deposition, certificate of acknowledgment or proof, was at the time of taking the same a NOTARY PUBLIC acting in an; for said County, duly commissioned and sworn, not qualified to act as such; that he has filed in the Clerk's office of the County of New York a certificate of his appointment and qualification as a Notary Public for the County of Nassau with his autograph signature; that he, such Notary Public, he was duly authorized by the laws of the State of New York to protest notes, to take and certify depositions, to administer oaths and affirmations, to take affidavits and certify the acknowledgment or proof of deeds and other written instruments for lands, tenements and hereditaments to be read in evidence or recorded in this State. And further, that I am well acquainted with the handwriting of such Notary Public, or have compared the signature of such officer with his autograph signature filed in my office, and believe that the signature to the said annexed instrument is genuine.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 10th day of June 1940.

Free paid for  
C. 75 per 100 p.p.  
(Stavl)  
Archibald A. Jaksan, County Clerk and Clerk of the Supreme Court, New York County  
Received for record July 1, 1946 at 4:10 P.M. and recorded by:  

[Signature]

Town Clerk

S.C.

To all people to whom these presents shall come, GREETING:

KNOW YE THAT I, W. K. STENY ALLYN, Insurance Commissioner of the State of Connecticut, as Successor Receiver of The Eastern Connecticut Title and Mortgage Company, a corporation organized and existing under the laws of said State, and located in the Town of Stamford, County of Fairfield, in said State

for the consideration of One (1) Dollar and other valuable considerations...
TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:  
KNOW YE, THAT THE GREENWICH TRUST COMPANY, a corporation, 
or 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 John F. Galvin, Jr., its Vice-President, 
and George F. Barbour, its Assistant Treasurer, both hereunto 
duly authorized, the Successor by Merger to The Greenwich 
Title Company, for the consideration of ONE ($1.00) DOLLAR 
and other valuable considerations, received to its full 
satisfaction of GRIFFITH E. HARRIS of the said Town of 
Greenwich, DOES GIVE, GRANT, BARGAIN, SELL AND CONFIRM, unto 
the said GRIFFITH E. HARRIS, 

All that certain tract, piece or parcel of land, with 
the buildings and improvements thereon, situated in the Town of 
Greenwich, County of Fairfield and State of Connecticut, 
more particularly bounded and described as follows: 
Beginning at a point formed by the intersection of the 
west line of Strickland Road with the division line 
between the premises hereby conveyed and land now or formerly 
of Lee and Tracy comprising a right-of-way, and running thence 
along said land now or formerly of Lee and Tracy S. 71° 19' 
W. 47.47 feet E. 14.92 feet and N. 47.47 feet, and 4.02 feet along 
other land of the Grantor S. 16° 19' W. 30.15 feet to the westerly line of Strickland Road, and running thence along the westerly line of 
Strickland Road S. 16° 23' E. 30.15 feet to the point or 
place of beginning. 

Said premises are conveyed together with the right to use 
for all purposes of travel in common with the Grantor, its 
successors and assigns, and others to whom such right has been 
or may hereafter be granted the following-described property: 

Beginning at the southeast corner of the tract above 
described and running thence along Strickland Road S. 16° 23' 
E. 13.92 feet, thence along land now or formerly of Lee and 
Tracy S. 71° 29' W. 71.72 feet, and running thence along 
other land of the Grantor N. 18° 29' W. 0.66 feet S. 71° 
09' E. 12.56 feet, N. 18° 21' W. 29.66 feet and N. 71° 19' 
E. 11.50 feet, thence along the tract above described S. 18° 30' 
E. 34.27 feet and N. 71° 19' E. 47.47 feet to the point of 
beginning. 

Said premises are conveyed together also with the right 
in common with the Grantor, its successors and assigns, and 
others to whom this right has been or may hereafter be
granted to use for all purposes of travel the following two tracts described below:

First Tract: All that certain tract of land more particularly shown and designated upon a certain map entitled "Plan Showing Right of Way over property of Standard Oil Company of N. Y. Inc., Greenwich, Conn.," made by S. E. Minor & Co., Inc., Civil Engineers, Greenwich, Conn., dated December 7, 1925, and on file in the Office of the Town Clerk of Greenwich as Map No. 2357, reference thereto being had for a more particular description of said premises.

Second Tract: Beginning at a point on the division line between land of the Grantor and land of the Socony-Vacuum Oil Company, Incorporated, which point is located 75.03 feet as measured southerly along said division line from the southerly line of East Putnam Avenue, and running thence through land of the Grantor N. 71° 18' E. 34.4 feet, and running thence along the right-of-way first described above S. 18° 51' E., 19.0 feet, S. 71° 09' W. 12.56 feet, and running thence along said right-of-way and land now or formerly of Lee and Tracy S. 18° 51' E., 38.68 feet, and running thence along land now or formerly of Scott S. 75° 20' W. 21.75 feet, and running thence along said premises shown on the map on file in the Office of the Town Clerk of Greenwich as Map No. 2357 and along land now or formerly of the Socony-Vacuum Oil Company, Incorporated, N. 18° 49' W. 47.22 feet to the point or place of beginning.

provided, however, that the Grantor, its successors and assigns, may maintain during its and their pleasure the present building situated on the second tract described in this paragraph.

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, 1954, due and payable in January and July, 1955, which tax the Grantee assumes and agrees to pay.

3. Sewer Maintenance Tax on the List of June 1, 1954, due and payable in May, 1955, which tax the Grantee assumes and agrees to pay.

4. Month-to-month tenancy of a portion of said premises in favor of John C. Doherty and George A. Dickson.

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

IN WITNESS WHEREOF, the said THE GREENWICH TRUST COMPANY has hereunto set its corporate name and affixed its corporate
seal by John P. Calvin, Jr., its Vice-President, and George P. Barbour, its Assistant Treasurer, both hereunto duly authorized, this 3rd day of September, A. D., 1954.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

[Signature]

By: [Signature]

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

Personally appeared THE GREENWICH TRUST COMPANY, by John P. Calvin, Jr., its Vice-President, and George P. Barbour, its Assistant Treasurer, both hereunto duly authorized signers and sealers of the foregoing instrument, and acknowledged the same to be their free act and deed, and the free act and deed of said Company, before me.

[Signature]

Notary Public.

$28 50

Received for Record SEP 3 1954 and 11:55 A.M. Account Check
TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, 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 John F. Calvin, Jr., its Vice-President, and George F. Barbour, its Assistant Treasurer, both hereunto duly authorized, the Successor by Merger to The Greenwich Title Company, for the consideration of ONE ($1.00) DOLLAR and other valuable considerations, receiv'd to its full satisfaction of THE TUD REALTY CORPORATION, a corporation organized and existing under and by virtue of the laws of the State of Connecticut, located and doing business in the said Town of Greenwich, DOES GIVE, GRANT, BARGAIN, SELL AND CONFIRM unto the said THE TUD REALTY CORPORATION,

All those three certain tracts, pieces or parcels of land, situated in the Town of Greenwich, County of Fairfield and State of Connecticut, more particularly bounded and described as follows:

FIRST TRACT: Beginning at a point formed by the intersection of the division line between the premises hereby conveyed and land now or formerly of the Secony Vacuum Oil Company, Incorporated, with the southerly line of East Putnam Avenue, and running thence along the southerly line of said highway N. 70° 39' E. 34.26 feet, and running thence along other land now or formerly of the Grantor S. 18° 50' E. 69.39 feet, S. 71° 19' W. 9.25 feet, and running thence along other land now or formerly of the Grantor and land now or formerly of Lee and Tracy S. 15° 51' E. 40.06 feet, and running thence along said land now or formerly of Lee and Tracy S. 71° 3' W. 12.56 feet and S. 18° 34' E. 23.85 feet, and running thence along land now or formerly of Scott S. 75° 20' W. 23.17 feet, and running thence along the Third Tract hereby conveyed and land now or formerly of said Secony Vacuum Oil Company, Incorporated, S. 16° 40' W. 126.25 feet to the point of place of beginning.

Together with the right to use in common with the Grantor and others to whom such right has been or may hereafter be granted for all purposes of travel a certain right-of-way more particularly bounded and described as follows:

Beginning at the division line between said right-of-way and other land now or formerly of the Grantor with the westerly line of Strickland Road, and running thence along said westerly line of Strickland Road S. 10° 21' E. 13.92 feet, and running thence through land now or formerly of Lee and Tracy S. 71° 21' W. 71.72 feet more or less to the premises.
described above, and running thence along said premises E. 18° 34' W. 3.76 feet more or less, N. 71° 9' E. 12.56 feet and S. 18° 51' W. 10.0 feet, and running thence along other land now or formerly of the Granter N. 71° 19' E. 59.7 feet to the point or place of beginning.

SECOND TRACT: Beginning at the point formed by the intersection of the division line between the premises hereby conveyed and land of Griffith E. Harris with the westerly line of Strickland Road, and running thence along said land of Harris S. 71° 16' 30" W. 38.22 feet, thence through land of the Granter E. 18° 51' 30" W. 25.11 feet, N. 71° 23' 45" E. 13.01 feet, N. 61° 18' 25" E. 19.85 feet, E. 79° 29' 15" N. 0.99 feet and N. 71° 16' 30" E. 1.58 feet to the westerly line of Strickland Road, thence along Strickland Road S. 39° 54' E. 5.67 feet, S. 25° 17' E. 11.12 feet and S. 16° 23' E. 10.09 feet to the point of beginning.

The general boundaries of the above-described tract of land are westerly and northerly by other land of the Granter; easterly by Strickland Road; and southerly by land of Harris.

THIRD TRACT: More particularly shown and designated upon a certain map entitled "Plan Showing Right-of-Way over Property of Standard Oil Company of N. Y. Inc. Greenwich, Conn.", made by S. E. Minor & Co., Inc., Civil Engineers, Greenwich, Conn., dated December 7, 1945, and on file in the Office of the Town Clerk of Greenwich and therein numbered 2357, reference thereto being had for a more particular description of said premises.

Said premises are bounded northerly by land now or formerly of the Socony-Vacuum Oil Company, Incorporated; easterly by the First Tract described above; southerly by land now or formerly of Scott; and again easterly by land now or formerly of Scott; again southerly by land now or formerly of Hoylan; and westerly by Cross Lane.

Together with all the right, title and interest of the Granter in and to the highways in front of and adjoining said premises to the center lines thereof.

Together also with all the rights and privileges, but subject nevertheless to the provisions contained in a certain Agreement dated February 2, 1946, between The Greenwich Trust Company, The Greenwich Trust Company and Edward L. Tracy and Robert A. Lee.

Reserving to the Granter, its successors and assigns, as appurtenant to all its neighboring property the right to pass and repass over the premises described below, provided however that the Granter, its successors and assignees may maintain during its pleasure the present building,encroach in such right-of-ways. Said right-of-way comprises all of the Third Tract hereby conveyed, and so much of the First Tract hereby conveyed as is described as follows:

Beginning at the southwest corner of the First Tract hereby conveyed and running thence along land now or formerly of Scott W. 75° 20' N. 21.75 feet and running thence along land now or formerly of Lee and Tracy W. 18° 30' S. 38.66 feet, N. 71° 9' E. 12.56 feet and N. 18° 51' W. 10.0 feet and running thence through the First Tract hereby conveyed.
This document contains a legal description of a property and its conveyance. It specifies the boundaries, taxes, existing tenancy, and other conditions. The property is conveyed by deed from the Grantor to the Grantee, and the deed is recorded in the Greenwich Land Records. The document is signed by authorized representatives of the Greenwich Trust Company, and a notary public attests to the signatures. Additionally, a statement is made indicating the presence of the Greenwich Trust Company by John F. Calvet, Jr., its Vice-President, and George F. Barbour, its Assistant Treasurer, both hereunto duly authorized.
Know All Men by these Presents, THAT I, CLARENCE J. SCOTT, of the Town of Greenwich, County of Fairfield and State of Connecticut

do hereby release and discharge a certain mortgage from CHARLES A. REDA and ELLEN C.
REDA, to me

dated November 1st, 1924

and recorded in the records of the Town of Greenwich

in the County of Fairfield

and State of Connecticut, in Book 205 at page 366, 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 29th day of October, A. D. 1926,

Signed, Sealed and Delivered

in the presence of

[Signature]

[Signature]

CLARENCE J. SCOTT

Personally appeared

CLARENCE J. SCOTT

signer and sealer of the foregoing instrument, and acknowledged the same to be his

free act and deed, before me

[Signature]

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

KNOW YE, THAT THE STATE NATIONAL BANK OF CONNECTICUT, formerly known as The National Bank & Trust Company of Fairfield County, successor by merger to The Greenwich Trust Company, successor by merger to The Greenwich Title Company, a corporation organized and existing under the laws of the United States of America and having its principal place of business in the City of Stamford, in the County of Fairfield and State of Connecticut, acting herein by John F. Galvin, Jr., its Vice President, hereunto duly authorized, for the consideration of ONE ($1) DOLLAR and other good and valuable considerations, received to its full satisfaction of THE TOD REALTY CORPORATION, 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, does grant, bargain, sell and confirm unto the said THE TOD REALTY CORPORATION

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

Beginning at a point formed by the intersection of the division line between the premises hereby conveyed and land now or formerly of the Socooy Vacuum Oil Company, Incorporated, with the southerly line of East Putnam Avenue, and running thence along the southerly line of said highway North 68° 22' East .34 feet North 70° 39' East 34.26 feet, and running thence along land now or formerly of Richard Webb and Anne B. Webb South 18° 38' East 49.39 feet, South 71° 19' West 0.35 feet, and running thence along other land now or formerly of said Richard Webb and Anne B. Webb and land now or formerly of Anthony S. Pagano, Sr. and Mary Theresa Pagano South 18° 51' East 40.06 feet, and running thence along said land now or formerly of Anthony S. Pagano, Sr. and Mary Theresa Pagano South 71° 9' West 12.56 feet and South 18° 34' East 36.98 feet, and running thence along land now or formerly of Leo Hoffman and Henrietta L. Hoffman South 73° 20' West 21.75 feet, and running thence along other land of the Grantee and land now or formerly of said Socooy Vacuum Oil Company, Incorporated, North 18° 49' West 126.25 feet to the point or place of beginning.
This deed is given to correct a certain deed from The Greenwich Trust Company, successor by merger to The Greenwich Title Company to the Grantee, dated November 2, 1954, and recorded in the Greenwich Land Records in Book 324 at Page 28, in which said deed the first course and distance contained in the above description, namely, North 68° 22' East 34 feet, was inadvertently omitted.

Reserving to the Grantor all of its right, title and interest in and to said premises under a mortgage from The Tod Realty Corporation to it, dated November 2, 1954, and recorded in the said land records in Book 324 at Page 87, which mortgage remains a first lien on said premises unpaid and unsatisfied.

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

IN WITNESS WHEREOF, THE STATE NATIONAL BANK OF CONNECTICUT,

by John F. Galvin, Jr., its Vice President, as aforesaid, has hereunto set its corporate name and affixed its corporate seal this 8th day of May, A.D., 1962.

Signed, sealed and delivered in the presence of:

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

On this the 8th day of May, 1962, before me, William L. Culver, the undersigned officer, personally appeared John F. Galvin, Jr., who acknowledged himself to be the Vice President of THE STATE NATIONAL BANK OF CONNECTICUT, a corporation, and that he as such being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

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

Received for Record MAY 8 1962 at 4:03 P.M. Attest Ann McEnroe, Asst. from Clerk.
TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, THAT THE STATE NATIONAL BANK OF CONNECTICUT, a
corporation organized and existing under the laws of the
United States of America and having its principal place of
business in the City of Stamford, in the County of Fairfield
and State of Connecticut, acting herein by John F. Calvin, Jr.
its Vice-President — , hereunto duly authorized, for the con-
sideration of ONE ($1) DOLLAR and other good and valuable
considerations, received to its full satisfaction of THE TOD
REALTY CORPORATION, a corporation organized and existing under
and virtue of the laws of the State of Connecticut, located
and doing business in the Town of Greenwich, County of Fair-
field and State of Connecticut, does remise, release, and for-
ever QUIT-CLAIM unto the said THE TOD REALTY CORPORATION, its
successors and assigns forever, all the right, title, interest,
claim and demand whatsoever as it the said Releasor has or
ought to have in or to a certain conditional assignment of
rents from The Tod Realty Corporation to The Greenwich Trust
Company, dated November 2, 1954, and recorded in the Greenwich
Land Records in Book 524 at Page 91.

TO HAVE AND TO HOLD the premises, with all the appurten-
ances, unto the said Releasor, its successors and assigns
forever, so that neither it the Releasor nor its successors
and assigns nor any other person under it or them shall here-
after have any claim, right or title in or to the premises, or
any part thereof, but therefrom it is and they are by these
premises forever barred and excluded.

IN WITNESS WHEREOF, THE STATE NATIONAL BANK OF CONNECTI-
CUT, by John F. Calvin, Jr. — — its Vice-President — — — ,
as aforesaid, has hereunto set its corporate name and affixed
its corporate seal this 8th day of May, A.D., 1962.

Signed, sealed and delivered in the presence of:

[Signature]

STATE OF CONNECTICUT  
COUNTY OF FAIRFIELD  

ss: Greenwich  
May 8, 1962

On this the 8th day of May, 1962, before me, William L. Colber, III, the undersigned officer, personally appeared John F. Calvin, Jr., who acknowledged himself to be the Vice-President of THE STATE NATIONAL BANK OF CONNECTICUT, a corporation, and that he as such Vice-President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as

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

[Signature]

William L. Colber, III
Notary Public

[Seal]
TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME: GREETING:

KNOW YE, That THE TOD REALTY CORPORATION, a Connecticut corporation having an office and principal place of business in the Town of Greenwich, County of Fairfield and State of Connecticut, acting herein by Fred E. Shepard, its President, hereunto duly authorized, for the consideration of One ($1.00) Dollar and other value, received to its full satisfaction of JOHN C. CALLAHAN and ANN L. CALLAHAN, of the Town of Greenwich, County of Fairfield and State of Connecticut, do give, grant, bargain, sell and convey unto the said JOHN C. CALLAHAN and ANN L. CALLAHAN, and unto the survivor of them, and unto such survivor's heirs and assigns forever,

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

FIRST TRACT: Beginning at a point formed by the intersection of the division line between the premises hereby conveyed and land now or formerly of the Socony Vacuum Oil Company, Incorporated, with the southerly line of East Putnam Avenue, and running thence along the southerly line of said highway North 68° 22' East 0.34 feet North 70° 39' East 34.26 feet, and running thence along land now or formerly of Richard Webb and Anne B. Webb South 18° 58' East 49.39 feet, South 71° 19' West 0.35 feet, and running thence along other land now or formerly of said Richard Webb and Anne B. Webb and land now or formerly of Anthony S. Pagano, Sr. and Mary Theresa Pagano South 18° 51' East 40.06 feet, and running thence along said land now or formerly of Anthony S. Pagano, Sr. and Mary Theresa Pagano South 71° 9' West 12.56 feet and South 18° 34', East 38.68 feet, and running thence along land now or formerly of Leo Hoffman and Henrietta L. Hoffman South 75° 20' West 21.75 feet, and running thence along the Second Tract herein described and land now or formerly of said Socony Vacuum Oil Company, Incorporated, North 18° 49' West 126.25 feet to the point or place of beginning.

Together with the right to use in common with others to whom such right has been or may hereafter be granted for all purposes of travel a certain right-of-way more particularly bounded and described as follows:
Beginning at the division line between said right-of-way and land now or formerly of Griffith E. Harris with the westerly line of Strickland Road, and running thence along said westerly line of Strickland Road South 16° 23' East 13.92 feet, and running thence along land now or formerly of Anthony S. Pagano, Sr. and Mary Theresa Pagano South 71° 24' West 71.72 feet more or less to the premises described above, and running thence along said premises North 18° 34' West 3.76 feet more or less, North 71° 9' East 12.56 feet and North 18° 51' West 10.00 feet, and running thence along other land now or formerly of Richard Webb and Anne B. Webb and Griffith E. Harris North 71° 19' East 59.7 feet to the point or place of beginning.

SECOND TRACT: Beginning at a point formed by the intersection of the division line between the premises hereby conveyed and land now or formerly of Katherine A. Moylan with the easterly line of Cross Lane, and running thence along the easterly line of said Cross Lane, North 31° 18' East 23.14 feet to land now or formerly of Socony Vacuum Oil Company, Incorporated, and running thence along said land now or formerly of Socony Vacuum Oil Company, Incorporated, South 88° 54' East 90.0 feet and North 60° 27' 30" East 77.78 feet to the first tract described, and running thence along said first tract, South 18° 69' East 60.21 feet to land now or formerly of Leo Hoffman and Henrietta L. Hoffman and running thence along said land now or formerly of Leo Hoffman and Henrietta L. Hoffman, South 89° 35' West 39.2 feet and South 40° 18' 30" East 21.3 feet to land now or formerly of Katherine A. Moylan, and running thence along said land now or formerly of said Katherine A. Moylan North 88° 54' West 144.93 feet to the point or place of beginning.

Said tract is more particularly shown and designated upon a certain map entitled "Plan Showing Right-of-Way over Property of Standard Oil Company of N.Y. Inc. Greenwich, Conn."

made by S.E.Minor & Co., Inc., Civil Engineers, Greenwich, Conn., dated December 7, 1945, and on file in the office of the Town Clerk of Greenwich and therein numbered 2357, reference thereto being had for a more particular description of said premises.

Said premises are bounded northerly by land now or formerly of the Socony Vacuum Oil Company, Incorporated; easterly by the First Tract described above; southerly by land now or formerly of Scott; and again easterly by land now or formerly of Scott; again southerly by land now or formerly of Moylan; and westerly by Cross Lane.

TOGETHER with all the right, title and interest of the Grantor in and to the highway in front of and adjoining said First Tract and Second Tract to the center lines thereof.
TOGETHER ALSO with all the rights and privileges, but subject nevertheless, to the provisions contained in a certain Agreement dated February 6, 1946, between The Greenwich Title Company, The Greenwich Trust Company and Edward L. Tracy and Robert A. Lee.

Said premises are conveyed subject to:

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

2. Second half of the Town of Greenwich tax on the List of June 1, 1961, due and payable in July 1962, which tax the Grantees shall assume and agree to pay as part of the consideration hereof.

3. Second half of the Town of Greenwich Capital Improvement Reserve Fund tax on the List of June 1, 1961, due and payable in July 1962, which tax the Grantees shall assume and agree to pay as part of the consideration hereof.

4. Town of Greenwich Sewer Maintenance Tax on the List of June 1, 1961, due and payable in May 1962, which tax the Grantees shall assume and agree to pay as part of the consideration hereof.

5. Future single plant sewer construction assessments when levied.

6. Mortgage from The Tod Realty Corporation, originally for $42,500.00 dated November 2, 1954 and recorded in the Greenwich Land Records in Book 524 at Page 87, the unpaid principal balance of which is $27,927.41, which the Grantees herein shall assume and agree to pay as part of the consideration hereof.

7. Reservation contained in Deed from The Greenwich Trust Company to The Tod Realty Corporation dated November 2, 1954 and recorded in the Greenwich Land Records in Book 524 at Page 83.


9. Such state of facts which an accurate survey and a personal inspection of the premises might disclose.


11. Reservation of right of way as set forth in a Deed from Socony-Vacuum Oil Company, Incorporated to The Greenwich Title Company, dated June 18, 1946 and recorded in said land records in Book 413 at Page 217.

13. Encroachments as shown on a certain map entitled "Property of John Callahan, Greenwich, Conn." made by S.E. Minor & Co. Inc. Civil Engineers, Greenwich, Conn. April 17, 1962.

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

AND ALSO, it the said grantor does for its successors and assigns, covenant with the said grantees and with the survivor of them, and with such survivor's heirs and assigns, that at and until the ensealing of these presents it is well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and it has good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever, except as hereinbefore mentioned.

AND FURTHERMORE, it the said grantor does by these presents bind itself and its successors and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to them the said grantees, and to the survivor of them and to such survivor's heirs and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

IN WITNESS WHEREOF, THE TOD REALTY CORPORATION, to its President, aforesaid, has hereunto set its hand and seal this 6th day of May, 1962.

Signed, Sealed and Delivered in Presence of:

President

By:  

The Tod Realty Corporation

FRED E. SHEPARD, Its President

David W. Wise

Mortimer P. Barnes
STATE OF CONNECTICUT )
COUNTY OF FAIRFIELD )

Stamford, May 8, 1962

Personally appeared THE TOD REALTY CORPORATION, by
Fred E. Shepard, its President, signer and sealer of the
foregoing document and acknowledged the same to be his free
act and deed and the free act and deed of said corporation,
before me.

David H. Wise
Commissioner of the Superior Court

State of Connecticut, )
District of Stamford, )

MAY 8, 1962. 4 P.M. at

Court of Probate, April 30, 1962.

This Certifies, that Clarence Brundage (otherwise known as Clarence W. J)
who at the time of his death was the owner of real estate situated in this State, last dwelt in
Stamford, died on the 10th day of April, 1962, leaving a will; and that the undersigned has duly
qualified as executors of the will of the said deceased.

Doris Skelley and
Shirley W. Hood, Executors.

[Seal]

[Seal]

[Seal]

[Seal]
TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE THAT

Ann L. Callahan of the Town of Greenwich
47 Riverside Avenue
Riverside, Connecticut
Individually and as Trustee,

for the consideration of ONE ($1.00) Dollar and other value
received to his full satisfaction of

John C. Callahan of the Town of Greenwich,
County of Fairfield and State of Connecticut

( the terms “Releaser” and “Releasee” to include the plural and the use of the masculine gender to
include all genders), does remise, release and forever QUIT-CLAIM unto the said releasee,

all the right, title, interest, claim and demand whatsoever as the said Releaser has or ought to have in
or to

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

FIRST TRACT: Beginning at a point formed by the intersection of the
division line between the premises hereby conveyed and land now or formerly of
the Socoony Vacuum Oil Company, Incorporated, with the southerly line of East
Putnam Avenue, and running thence along the southerly line of said highway
North 68° 22' East 0.34 feet, North 70° 39' East 34.26 feet, and running along
land now or formerly of Richard Webb and Anna B. Webb South 18° 58' East 40.39
feet, South 71° 19' West 0.35 feet, and running thence along other land now or
formerly of said Richard Webb and Anna B. Webb and land now or formerly of
Anthony S. Pagano, Sr. and Mary Theresa Pagano South 18° 51' East 40.06 feet,
and running thence along said land now or formerly of Anthony S. Pagano, Sr.
and Mary Theresa Pagano South 18° 51' West 12.56 feet and South 18° 54' East
38.68 feet, and running thence along land now or formerly of Leo Hoffmann and
Henrietta L. Hoffman South 75° 20' West 21.75 feet and running thence along
the Second Tract herein described and land now or formerly of said Socoony
Vacuum Oil Company, Incorporated, North 18° 49' West 126.25 feet to the point
or place of beginning.

Together with the right to use in common with others to whom such right
has been or may hereafter be granted for purposes of travel a certain right-
of-way more particularly bounded and described as follows:

Beginning at the division line between said right-of-way and land now or
formerly of Griffith E. Harris with the westerly line of Strickland Road, and
running thence along said westerly line of Strickland Road South 16° 23' East
13.92 feet, and running thence along land now or formerly of Anthony S. Pagano,

(Continued on the Reverse Side Hereof)

TO HAVE AND TO HOLD the premises, with all the appurtenances, unto the said Releasee, his heirs, successors and
assigns forever, so that neither the Releaser nor his heirs, nor successors nor any other person under him or them shall
hereafter have any claim, right or title in or to the premises, or any part thereof, but thenceforward he is and they are hereby
presented forever barred and excluded.

IN WITNESS WHEREOF, the Releaser has hereunto set his hand and seal, this
4th day of March, 1982.

Signed, Sealed and Delivered
in presence of:

[Signature]

[Signature]

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

SS: Greenwich
March 4, 1982

Personally appeared Ann L. Callahan

[Signature] [Signature]

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

and as such Trustee.

[Signature]

Nancy P. Companion—Commissioner of the Superior Court

Robert C. Barnum, Jr.
Sr. and Mary Theressa Pagano South 71° 24' West 71.72 feet more or less to the premises described above, and running thence along said premises North 18° 34' West 3.76 feet more or less, North 71° 9' East 12.56 feet and North 18° 51' West 10.0 feet, and running thence along other land now or formerly of Richard Webb and Anne B. Webb and Griffith E. Harris North 71° 19' East 59.7 feet to the point or place of beginning.

SECOND TRACT: Beginning at a point formed by the intersection of the division line between the premises hereby conveyed and land now or formerly of Katherine A. Hoylan with the easterly line of Cross Lane, and running thence along the easterly line of said Cross Lane, North 31° 18' East 23.14 feet to land now or formerly of Socony Vacuum Oil Company, Incorporated, and running thence along said land now or formerly of Socony Vacuum Oil Company, Incorporated, South 88° 54' East 90.0 feet and North 60° 27' 30" East 77.78 feet to the first tract described, and running thence along said first tract, South 18° 59' East 40.21 feet to land now or formerly of Leo Hoffman and Henrietta L. Hoffman and running thence along said land now or formerly of Leo Hoffman and Henrietta L. Hoffman, South 89° 38' West 59.2 feet and South 4° 18' 30" East 21.3 feet to land now or formerly of Katherine A. Hoylan, and running thence along said land now or formerly of said Katherine A. Hoylan North 88° 54' West 144.93 feet to the point or place of beginning.

SAID tract is more particularly shown and designated upon a certain map entitled "Plan Showing Right-of-Way over Property of Standard Oil Company of N.Y. Inc. Greenwich, Conn.", made by S. E. Minor & Co., Inc., Civil Engineers, Greenwich, Conn., dated December 7, 1945 and on file in the office of the Town Clerk of Greenwich and therein numbered 2357, reference thereto being had for a more particular description of said premises.

SAID premises are bounded northerly by land now or formerly of the Socony Vacuum Oil Company, Incorporated; easterly by the first tract described above; southerly by land now or formerly of Scott; and again easterly by land now or formerly of Scott; and again southerly by land now or formerly of Hoylan; and westerly by Cross Lane.

TOGETHER with all the right, title and interest of the Grantor in and to the highway in front of and adjoining said First Tract and Second Tract to the center lines thereof.

TOGETHER ALSO with all the rights and privileges, but subject nevertheless, to the provisions contained in a certain Agreement dated February 6, 1946, between The Greenwich Title Company, The Greenwich Trust Company and Edward L. Tracy and Robert A. Lee.

THIRD TRACT: All that certain lot, piece or parcel of land, together with the buildings and improvements thereon, known as Number 6 Cross Lane in Cos Cob, in the Town of Greenwich, County of Fairfield and State of Connecticut, and bounded and described as follows: On the North by land now or formerly of John C. Callahan, et al, being land formerly of John W. Gilson, deceased; on the East by land now or formerly of Clarence Scott; and on the South by land now or formerly of Michael Golden; and on the West approximately 69 feet by the highway, Cross Lane, being the same premises referred to in Book 788 at Page 596 of the Greenwich Land Records.

SAID TRACTS ARE CONVEYED TOGETHER WITH all rights of way now appurtenant thereto, and together with a permanent right-of-way for all lawful purposes over the "Right-of-Way" as shown on a certain map entitled "Property of John C. Callahan, et al, Greenwich, Conn." made by S. E. Minor & Co., Inc., Civil Engineers, Greenwich, Conn., June 2, 1941, on file in the Greenwich Town Clerk's Office as Map No. 5900.
QUIT-CLAIM DEED

KNOW YE THAT I, JOHN C. CALLAHAN of 25 Fairway Lane, Greenwich, Connecticut 06830 (hereinafter called “Grantor”) for the consideration of One Dollar ($1.00) and other good and valuable considerations, received to its full satisfaction of GEH PROPERTIES, LLC, a Connecticut Limited Liability Company with a place of business located at 137 Post Road, Cos Cob, Connecticut 06807 (hereinafter called “Grantee”), does remise, release, and forever Quit-Claim unto, GEH PROPERTIES, LLC, all the right, title interest, claim and demand whatsoever as I, the said Grantor have or ought to have in or to:

All that certain piece or parcel of land described on Schedule A attached hereto and made a part hereof, and more particularly known as 133 East Putnam Avenue, Greenwich, Connecticut 06807.

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

IN WITNESS WHEREOF, I, the Grantor have hereunto set my hand and seal this 5th day of August, 2010

In The Presence Of:

[Signature]
Witness

[Signature]
Witness

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

On this, the 5th day of August, 2010, before me, the undersigned officer, personally appeared JOHN C. CALLAHAN known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand.

[Signature]
Notary Public

$ Conveyance Tax Received

Town Clerk of Greenwich
SCHEDULE A

PROPERTY DESCRIPTION

All that certain real property situated in the Town of Greenwich, County of Fairfield and State of Connecticut, being more particularly bounded and described as follows:

Beginning at a point on the easterly street line of Cross Lane where land now or formerly of Kruczkiewicz and Costanzo adjoins the parcel herein described;

thence running northerly along the easterly line of Cross Lane N 30° 42’ 20” E 68.27 feet and N 31° 18’ E 46.14 feet to land now or formerly of Mobil Oil Corporation;

thence running along land now or formerly of Mobil Oil Corporation S 75° 54’ 40” E 62.81 feet and 11.98 feet along the arc of a circle curving to the left on a radius of 15.0 feet and N 61° 19’ 10” E 82.37 feet and N 18° 49’ W 80.31 feet to the southerly street line of East Putnam Avenue;

thence running easterly along the southerly street line of East Putnam Avenue N 68° 21’ E 0.34 feet and N 70° 39’ E 34.26 feet to land now or formerly of Griff Realty, LLC;

thence running along land now or formerly of Griff Realty, LLC and land now or formerly of Pagano S 18° 58’ E 49.39 feet, S 71° 19’ W 0.35 feet, S 18° 51’ E 40.06 feet, S 71° 09’ W 12.56 feet, and S 18° 34’ E 38.68 feet to land now or formerly of Callahan;

thence running along land now or formerly of Callahan S 75° 20’ W 21.75 feet, N 18° 49’ W 0.55 feet, S 89° 38’ W 39.2 feet, S 4° 18’ 30” E 21.3 feet, S 4° 31’ 50” E 18.94 feet, N 87° 18’ 40” W 3.37 feet, S 4° 34’ 30” E 16.5 feet and S 4° 21’ E 24.91 feet to land now or formerly of Kruczkiewicz and Costanzo;

thence running westerly along land now or formerly of Kruczkiewicz and Costanzo N 88° 43’ W 181.2 feet to the point and place of beginning.

Being all of the same premises described in a deed to John C. Callahan dated March 4, 1982 and recorded in volume 1252 at page 297 of the Greenwich land records and in a certain Stipulation for Judgment dated November 27, 1985 and recorded in volume 1552 at page 73 of the Greenwich land records.


Together with a right of way for all lawful purposes over the “Right of Way” shown on map 5900 on file in the Greenwich Town Clerk’s office as granted in said deed to John C. Callahan dated March 4, 1982 and recorded in volume 1252 at page 297 of the Greenwich land records.

Said premises being know as 133 East Putnam Avenue, Cos Cob, Greenwich, Connecticut.
Said premises are conveyed subject to the following:

1. Any restrictions or limitations imposed or to be imposed by governmental authority.

2. Town of Greenwich Taxes due and payable on and after the date of delivery of the deed hereunder.

3. Public improvement assessments or any unpaid installments thereof, or interest thereon, becoming due and payable on and after the date of delivery of the deed hereunder.


Received for Record AUG 11 2010 at 2:17PM Attest

Town Clerk
# COMMERCIAL

## OWNERSHIP

<table>
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<th>Card No.</th>
<th>OWNER</th>
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<tr>
<td></td>
<td>GEH PROPERTIES LLC</td>
<td>PO BOX 500 COS COB, CT 06807</td>
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**Site Description**

- **Property Address**: EAST PUTNAM AVENUE 0133
- **Neighborhood**: 2300 EAST PUTNAM
- **Property Class**: 235 Mixed - Use

## TAXING DISTRICT INFORMATION

- **Jurisdiction**: 57 Greenwich, CT
- **Area**: 001
- **Corporation**: 057
- **District**: 08
- **Section & Plat**: 273
- **Routing Number**: 2365S0041

## TRANSFER OF OWNERSHIP

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## VALUATION RECORD

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## LAND DATA AND CALCULATIONS

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TRUE TAX VALUE: 1005900

Supplemental Cards:

BP14: 14-1117, Lessee: Greenwich Dance Studio, $600,000, NCV
14-1117 nvc $600,000 renov of bldg GL 2016

BP15: 4-1117 nvc $600,000 renov of bldg GL 2016

C012: co #115519 - permit #12-2628 dd 6/10/13

DBA: C01 Ist. Vacant (was Keller Williams), Pamara Builders (Rear)
2nd. Fjord, Score Communications

GEN: C02 uses address of 133R.

RV14: Per GLR Map 8720, land area increased from 18,169 sq. ft to 19,216 sq. ft, RCS - 4/30/14

SALE: 8/10 transfer cfrmd AL/MV.
**IMPROVEMENT DATA**

### PHYSICAL CHARACTERISTICS

**ROOFING**
- Shingle

**WALLS**
- B 1 2 U
- Frame: Yes, Yes, Yes
- Brick: Yes, Yes, Yes
- Metal Guard

**FRAMING**
- B 1 2 U
- Wd Jst: 0 3504 3504 0
- R Conc: 3504 0 0 0

**HEATING AND AIR CONDITIONING**
- B 1 2 U
- Heat: 3504 3504 3504 0
- Heat: 3504 3504 3504 0

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**SPECIAL FEATURES**

**SUMMARY OF IMPROVEMENTS**

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**Neighborhood Adjustment**: 408380 50.00

**TOTAL VALUE**: 1225100

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**Data Collector/Date**: TD 06/25/2018

**Appraiser/Date**: TOG 10/01/2015

**Neighborhood**: Neigh 2300 AV

---

**TOTAL IMPROVEMENT VALUE**: 1312900
Site Description

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<td>-or-</td>
<td>-or-</td>
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**VALUATION RECORD**

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<th>Assessment Year</th>
<th>Reason for Change</th>
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**LAND DATA AND CALCULATIONS**

**TOTAL LAND VALUE**
### IMPROVEMENT DATA

#### PHYSICAL CHARACTERISTICS

**ROOFING**
- Built-up

**WALLS**
- B 1 2 U
- Frame
- Brick
- Metal
- Guard

**FRAMING**
- B 1 2 U
- F Res 0 5105 0 0

**HEATING AND AIR CONDITIONING**
- B 1 2 U
- Heat 0 5105 0 0

---

#### SPECIAL FEATURES

<table>
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<tr>
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<th>Hgt</th>
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<th>Const Year Cond</th>
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#### SUMMARY OF IMPROVEMENTS

- Base Cost: 5105 90.79 463483
- Exterior Walls: 5105 33.22 169588
- Heating & Cooling: 5105 18.60 94953
- Basic Structure Cost: 5105 142.61 728024
- Total Exterior Features Value: 728000
- Neighborhood Adjustment: 364000 50.00
- Total VALUE: 1092000

---

**Item Description** | **Units** | **Cost** | **Total** | **Pct**
---|---|---|---|---
Base Cost | 5105 | 90.79 | 463483 |
Exterior Walls | 5105 | 33.22 | 169588 |
Heating & Cooling | 5105 | 18.60 | 94953 |
Basic Structure Cost | 5105 | 142.61 | 728024 |
Total Exterior Features Value | 728000 |
Neighborhood Adjustment | 364000 | 50.00 |
TOTAL VALUE | 1092000 |
## Residential

**Property Address:** STRICKLAND ROAD 0009

**Neighborhood:** DISTRICT 8 WEST COS COB [1]

**Property Class:** 101  Single Family

**TAXING DISTRICT INFORMATION**
- Jurisdiction: 57  Greenwich, CT
- Area: 001
- Corporation: 057
- District: 08
- Section & Plat: 273
- Routing Number: 8272W0005

### LAND DATA AND CALCULATIONS

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<th>Year 2016</th>
<th>Year 2017</th>
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<th>Year 2019</th>
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**Site Description:**
- **Topography:**
- **Public Utilities:**
  - Water, Sewer, Electric
- **Street or Road:**

**Zoning:** R-7 Single Family

**Legal Acres:** 0.2894

### Valuation Record

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<tr>
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### Supplemental Cards
- **BP17**: 17-1257 200 Amp service NVC
- **CRMP**: 548, 5900 & 8500
- **GEN**: 08A-1741/S MERGED WITH 08-2689/S AND 08-2307/S
- **HIST**: NRHP - Strickland Rd. Hist. Dist. - 1883
- **LAND**: A-TRAFFIC
- **Reduced land area from 13,129 sq ft to 12,603 sq ft per GLR Map 8500. RCS - 3/3/11.
- **ABUTS COMM BLDGS**
- **RV17**: Sketch revision

**TRUE TAX VALUE** 551200

**Supplemental Cards**

**TOTAL LAND VALUE** 551200
### IMPROVEMENT DATA

#### PHYSICAL CHARACTERISTICS
- **Style:** Colonial
- **Occupancy:** Single family
- **Story Height:** 2.0
- **Finished Area:** 2060
- **Attic:** Finished
- **Basement:** 3/4

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

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

#### EXTERIOR COVER
- **Vinyl:** 1.0, 2.0, A

#### INTERIOR FINISH
- **Normal for Class:** 1.0, 2.0, A

#### ACCOMMODATIONS
- **Finished Rooms:** 7
- **Bedrooms:** 3
- **Formal Dining Rooms:** 1

#### HEATING AND AIR CONDITIONING
- **Primary Heat:** Hot water - gas
- **Lower:** Full Part
- **Air Cond:** 0 920 888 252
- **Primary Heat:** Hot water - gas
- **Lower:** Full Part
- **Air Cond:** 0 920 888 252

#### PLUMBING
- **# Fixt. Baths:** 4
- **3 Fixt. Baths:** 1
- **2 Fixt. Baths:** 1
- **Kit Sink:** 1
- **TOTAL:** 10

#### REMODELING AND MODERNIZATION
- **Amount:** Date

#### SPECIAL FEATURES

<table>
<thead>
<tr>
<th>Description</th>
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#### SUMMARY OF IMPROVEMENTS

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#### TOTAL IMPROVEMENT VALUE

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### Data Collector/Date
- **AK:** 06/07/2018

### Appraiser/Date
- **TOG:** 10/01/2015

### Neighborhood
- **Neigh 133080 AV**

### Supplemental Cards
- **TOTAL IMPROVEMENT VALUE:** 173800
Building located in accordance with the standards of a Class A-2 Survey as defined in the 'Code of Practice' adopted Oct. 4, 1974. Certified Substantially Correct.

Property of
Mobil Oil Corporation
Greenwich, Conn.

Area = 10,039 sq. ft.

Received on file
March 24, 1976
9:09 a.m.

S.E. Minor & Co., Inc. Civil Engineers
 Greenwich, Conn.

Hall & McCchesney Inc
Engineers, New York, NY 10013
Telephone 212-962-3100
Engineering Surveyors & Planners
100th year
1976