APPLICATION SUMMARY:
The Applicant is before the Commission for a final subdivision, to revise a common lot line and make an equal area of exchange of 806 sq. ft. of land between the Greenwich Office Park Parcel (51 Weaver Street) and the 581/585 West Putnam Avenue Parcel located in the GBO zone.

COMMENTS / RECOMMENDATIONS:
1. The Commission will need to make a determination on whether this action is, or is not, a subdivision or re-subdivision. If found to be a subdivision or re-subdivision the Commission should note that IWWA would need to grant conceptual approval of any Subdivision or Re-subdivision prior to a final action of the Commission;
2. Department comments from previous applications should be noted.

DEPARTMENT COMMENTS:
ZEO - See previous attached
ENGINEERING - See previous attached
CONSERVATION - See previous attached
SEWER - See previous attached

ZONING:
The proposed application seeks to make an equal area of exchanged (transferring equal areas of 806 sq. ft.) between Greenwich Office Park (51 Weaver Street) and 581/585 West Putnam Avenue amending the common lot line between these adjacent parcels. The purpose of this application is to make space for a potential addition to the Greenwich Office Park Building 5 which the applicant is in the preliminary phases of considering. The potential addition is shown for illustrative purposes and not being requested at this time. The subject lot line revision does not appear to impact the zoning conformance of the pending application at 581-585 West Putnam Ave either.
OTHER DEPT. / AGENCY APPROVALS:
IWWA - if approved as a revision of lot lines, no approval from the Agency is needed. If the Commission determines that the proposed action is a subdivision or re-subdivision, then the IWWA would need to approve the action prior to any approval of a subdivision or re-subdivision.

APPLICABLE REGULATIONS:
This application is regulated primarily by the Subdivision Regulations. Of particular significance are Sections 6-261, 6-281, 6-282, 6-283, 6-287, 6-296, 6-297, 6-302, and 6-304, of the Town of Greenwich Subdivision Regulations. In addition, the Commission should consider Sections 6-106 and 6-205 of the Building Zone Regulations.
Subdivision Application

Property Address: 581-585 West Putnam Avenue / 51 Weaver Street

Property Owner: Putnam 600 Acquisition LLC, 585 West Putnam LLC

Address: 2 Dearfield Drive, Greenwich, CT 06831

Applicant: same

Email: __________________________ Cell Phone: __________ Other Phone: __________

Authorized Agent: John P. Tesei and Christopher D. Bristol

Email: jpt@gtislaw.com

Address: 31 Brookside Drive, Greenwich, CT 06830

Email: __________________________ Cell Phone: __________ Other Phone: __________

jpt@gtislaw.com

Zone(s): GBO

Total Area: 2.3 acres / 18.06 acres

Please select all relevant items below:

- ○ Preliminary
- √ Final
- ○ Coastal
- ○ Subdivision
- ○ Resubdivision

Number of Lots:

Existing: 2

Proposed: 2

Zone:

Existing: GBO

Proposed: GBO

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: __________________________

Utilities:

- ○ Septic
- ○ Well
- √ Sewer
- √ Public Water

Health Permit needed and received? N/A

IWWA Permit received? N/A

IWWA Permit #: N/A

To be completed by P&Z staff only:

Check #: __________________________ Check Amount: $________

Application #: __________________________

pzSubdivisionApp 2020
Application Signature Page

Property Address: 581-585 West Putnam Avenue / 51 Wcavcr Street

* see attached authorization letter

Property Owner 1: Putnam 500 Acquisition LLC

Email: c/o jpt@gtislaw.com

Signature: ___________________________ Date: ________________

Property Owner 2: 585 West Putnam LLC

Email: c/o jpt@gtislaw.com

Signature: ___________________________ Date: ________________

Property Owner 3:

Email: ____________________________ Cell Phone: _______________ Other Phone: ____________________________

Signature: ___________________________ Date: ________________

Property Owner 4:

Email: ____________________________ Cell Phone: _______________ Other Phone: ____________________________

Signature: ___________________________ Date: ________________

Applicant:

Email: ____________________________ Cell Phone: _______________ Other Phone: ____________________________

Signature: ___________________________ Date: ________________

Authorized Agent: ____________________________ Address: ____________________________

Email: ____________________________ Cell Phone: _______________ Other Phone: ____________________________

Signature: ___________________________ Date: ________________
By Hand

Mr. Peter Mangs, Applications Coordinator
Town of Greenwich Planning and Zoning
101 Field Point Road
Greenwich, Connecticut 06830

Re: Final Site Plan and Special Permit Applications for combined properties located at 585 West Putnam Avenue and 581 West Putnam Avenue, Greenwich, Connecticut;

Final Site Plan Application for property located at 51 Weaver Street, Greenwich, Connecticut;

Final Site Plan Application for Property located 18 Valley Drive, Greenwich, Connecticut;

Final Site Plan Application for Property located at 0 West Putnam Avenue, Greenwich, Connecticut; and

Lot Line Change Application between Property at 51 Weaver Street and combined Properties located at 585 West Putnam Avenue and 581 West Putnam Avenue, Greenwich, Connecticut

Dear Peter:

As you know, we represent Putnam 600 Acquisition LLC, owner of property at 581 West Putnam Avenue (the "581 Parcel") and 585 West Putnam LLC, owner of property at 585 West Putnam Avenue (the "585 Parcel"), and Greenwich Park LLC, owner of property at 51 Weaver Street (the "Office Park Parcel"), 0 West Putnam Avenue (the "Building 9 Parcel") and 18 Valley Drive (the "Building 8 Parcel") with respect to the above-referenced applications. The properties referenced are all located on or to the north of West Putnam Avenue and in the GBO Zone as described and defined in the Greenwich Building Zone Regulations (the "Regulations"). The properties adjoin each other and the owners of these parcels will be hereinafter referred to as our "client."
The 581 West Putnam Avenue property is currently improved with an unoccupied building that last contained office space and a restaurant. The 585 West Putnam Avenue property is improved with an office building. Each of these properties has a separate driveway on West Putnam Avenue. The Office Park Parcel is improved with six (6) office buildings and has driveways on Weaver Street and Valley Drive. The Building 8 Parcel is improved with an office building and separate single-family dwelling, accessed through the Office Park Parcel and also directly to Valley Drive. The Building 9 Parcel is improved with a single office building and has a single driveway accessing West Putnam Avenue.

The Planning and Zoning Commission (the "Commission"), by way of a letter dated April 16, 2019 to the undersigned from Patrick LaRow, Deputy Director of Planning and Zoning with respect to our client's preliminary site plan and special permit applications (PLPZ 2018 00477 and PLPZ 2018 00478 relating to the combination of the 581 Parcel and the 585 Parcel — the "Preliminary Applications"), advised our client that the Preliminary Applications were "moved to final with modifications." The Commission left open the site plan applications relating to the Office Park Parcel, the Building 9 Parcel and the Building 8 Parcel at the time, which applications were subsequently withdrawn due to time constraints. The Commission listed ten (10) "modifications" in its April 19, 2019 decision letter. We filed two (2) sets of final responsive final applications (PLPZ 2019 00452, 453, 454, 455, and 456; and PLPZ 2020 00281, 282, 283 and 284) for site plan and special permit approvals addressing each of the "modifications" (the "Responsive Applications"). Ultimately, each of the Responsive Applications was withdrawn due to further time constraints; these withdrawals were each done with the expectation of returning to the Commission with final responsive applications that would further address comments made by Commission members, town departments, ARC and the Commission's traffic consultant, Beta Group in regard to the Responsive Applications. As the records of both the Preliminary Applications and the Responsive Applications are both voluminous and responsive to the Commission's "modifications", we ask that those records be incorporated into the within applications’ files for the sake of completeness and avoidance of duplications.

The primary applications (the "Primary Applications") are the Final Site Plan and Special Permit Applications for the combination of the 581 Parcel and the 585 Parcel (hereinafter referred to as, the "581/585 Parcel"). The Primary Applications provide for the demolition of all buildings and site improvements on the 581 Parcel and the construction of a single new four (4) story residential building on the 581 Parcel containing a lower level parking garage as shown on the accompanying architectural and development plans. The existing commercial office building located on the 585 Parcel is leased and will remain. Its inclusion in the Primary Applications is primarily for the purpose of merging these parcels into a single parcel that will contain the existing commercial office building and the proposed new residential building; certain drainage work is proposed for the combined site as shown on the development plans. No physical connection, other than or drainage, between the two underlying parcels is proposed.
The Primary Applications are being made under Section 6-110 of the Regulations. A total of 44 residential units are proposed with 9 units (20%) being "Moderate Income" as defined in Section 6-110 of the Regulations. The total Floor Area proposed for the 581/585 Parcel is 75,647 square feet; 10,267 square feet in the commercial office building to remain and 65,380 square feet in the proposed residential building. The proposed FAR for the 581/585 Parcel is 0.744, which is materially below the allowable .9 FAR applicable to the Primary Applications (as well as less than what is allowed under the revisions the Commission made to the Section 6-110 Regulations after the Preliminary Applications were approved.

The 585 Parcel has 37 parking spaces on site, plus 2 ADA parking spaces. No change is proposed. There is no anticipation that any of these parking spaces will be made available to the occupants of the 581 Parcel.

Based upon the proposed uses of the 581/585 Parcel as a mixed-use development, the Regulations technically require 44 parking spaces for the Residential Building, plus 2 ADA spaces. The proposed number of parking spaces for this building under the Primary Applications is 84 parking spaces plus 3 ADA parking spaces. It is very much worth noting that under the revised Section 6-110 Regulations the parking requirement for the dwelling units is determined as follows:

- Studio or one bedroom       1 space
- Two bedroom                1.25 spaces
- Three or more bedrooms     1.5 spaces

- There are 18 one bedroom dwelling units having a total parking requirement of 18 spaces.
- There are 16 two bedroom dwelling units having a total parking requirement of 20 spaces.
- There are 10 three bedroom dwelling units having a total parking requirement of 15 spaces.
- The total overall parking requirement for the building under the current regulations is 53 spaces.

We also note that there are to be 39 surface parking spaces located on the adjoining Building 9 Parcel that are readily accessible to occupants of the Residential Building. As Building 9 is occupied by office tenants, virtually all these spaces are unoccupied during evenings, holidays and weekends.

The overall project now provides for the 581 Parcel to have a single driveway on West Putnam Avenue. The existing driveway onto West Putnam Avenue serving the Building 9 Parcel will be eliminated and this parcel will be served by the 581 Parcel driveway. This driveway also will serve as an alternate ingress and egress driveway for the Office Park Parcel and Building 8.

There will be no changes in the number of parking spaces on the Building 8 Parcel. The number of parking spaces on the Building 9 Parcel pre-construction is 81 spaces plus 2 ADA spaces and post-construction will be 82 spaces plus 2 ADA spaces.
The purpose of the Site Plan Application for the Office Park Parcel is to address the connection of the Office Park Parcel interior roadway system to the driveway of the 581 Parcel.

The purpose of the Site Plan Application for the Building 9 Parcel is to address the removal of the West Putnam Avenue driveway and the connection of its parking area to the 581 Parcel driveway.

The Purpose of the Building 8 Site Plan Application is to address the proposed drop off lane being added thereto as shown on the development and architectural plans.

As stated in the application references at the beginning of this letter, there is a further application being made for a relatively minor lot line change between the Office Park Parcel property and the 581/585 parcel that involves an equal area exchange. The new property line is shown on the enclosed development plan. The purpose of this change is to allow for a future potential addition to the south-west corner of Building 5 on the Office Park Parcel by increasing the set back distance from the potential addition to meet the zoning set back requirement. The potential addition is shown on the development plan for illustrative purposes only. Finally, I note that the lot line change does result in eight (8) parking spaces serving the residential building being wholly or partially located on the Office Park Parcel. These are not technically required parking spaces but are suitably located for the building residents. A perpetual parking easement will be entered into and filed on the Greenwich Land Records.

Overall, the proposed applications are compliant with all relevant provisions of the Regulations.

The combination of the multiple changes to the overall project made since the date of the Preliminary Applications letter together with the information and documentation (studies, letters, and reports provided by our client and the representatives, consultants, and engineers, etc.) provided to the Commission during the pendency of the Preliminary Applications and the Responsive Applications provide the Commission with substantial and compelling reasons and arguments to grant final approval of each of the within applications.

We also do want to advise the Commission that the proposed project will not in the relocation of the existing sanitary sewer main or storm water sewer main, as they are fully accessible.

An Inland Wetlands and Watercourse Agency permit was issued in connection with the Preliminary Applications, which remains valid in connection with the subject applications as all proposed site work and construction is farther away from, and overall materially less potentially impactful to, the nearby wetlands and waterbody. The permit requires off-site improvements to the town’s sewer main. Mr. Fareri has authorized us to again confirm his agreement to provide such work.
With respect to the accompanying applications, you will find enclosed the following:

**Site Plan and Special Permit Applications (Primary Applications) for the 581/585 Parcel:**

1. Detailed narrative (this letter);
2. Final Site Plan application form for the 581/585 Parcel;
3. Special Permit application form for the 581/585 Parcel;
4. Affidavit of Notice;
5. Certificate of Mailing;
6. Site development including engineering plans;
7. Architectural plans and FAR calculations for the proposed project on the 581/585 Parcel;
8. Landscape plans;
9. Drainage Summary Report;
10. IWWA permit; and
11. The following materials prepared by Maser Consulting previously provided to the Commission:
   (a) Memorandum dated Jan. 12, 2021 re Parking Adequacy;
   (b) Memorandum dated Jan. 12, 2021 re DPW & Commission Comments;
   (c) Memorandum dated Nov. 18, 202 re DPW Traffic Comments (11/4/20);
   (d) Memorandum dated Feb. 14, 2020 re Beta Group Comments (1/24/19);
   (e) Traffic Impact Study dated December 18, 2019; and
   (f) Turning Tracks plans for entries and exits dated December 1, 2020.

**Site Plan Application for the Office Park Parcel:**

1. Detailed narrative (this letter);
2. Final Site Plan application form for the Office Park Parcel;
3. Affidavit of Notice;
4. Certificate of Mailing; and
5. Site Development Plans (incorporated within the Primary Application plans).

**Site Plan Application for the Building 8 Parcel:**

1. Detailed narrative (this letter);
2. Final Site Plan application form for the Building 8 Parcel;
3. Affidavit of Notice;
4. Certificate of Mailing; and
5. Site Development Plans (incorporated within the Primary Application plans).
Site Plan Application for the Building 9 Parcel:

1. Detailed narrative (this letter);
2. Final Site Plan application form for the Building 9 Parcel;
3. Affidavit of Notice;
4. Certificate of Mailing; and
5. Site Development and Engineering Plans (incorporated within the Primary Application plans).

Lot Line Change Application:

1. Detained Narrative (this letter)
2. Application form;
3. Affidavit of Notice;
4. Deed Histories for the 581/585 Parcel;
5. Deed History for the Office Park parcel; and
6. Survey depicting the property exchange.

Should you have any questions or require further information, please feel free to contact me or my partner Christopher Bristol.

Thank you.

Very truly yours,

[Signature]

John P. Tesei, Esq.

Enclosures

cc: Putnam 600 Acquisition, LLC
    Office Park LLC
September 13, 2021

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

Re: Land use applications for property located at 581 and 585 West Putnam Avenue, Greenwich, Connecticut

Dear Commission members:

Please be advised that John P. Tesei and Christopher D. Bristol of the law firm Gilbride, Tusa, Last & Spellane LLC are hereby authorized to make and pursue land use applications on behalf of Putnam 600 Acquisition LLC and 585 West Putnam LLC concerning the subject properties.

Very truly yours,

Putnam 600 Acquisition LLC
585 West Putnam LLC

By: John Pateri, Manager
PLANNING AND ZONING COMMISSION

AFFIDAVIT OF NOTICE

STATE OF CONNECTICUT          )
COUNTY OF FAIRFIELD           ) ss: Greenwich   September 13, 2021

I, Christopher D. Bristol, being duly sworn, do hereby certify that on September 13, 2021, I caused to be mailed, postage prepaid, to those persons whose names are set forth on Exhibit A, attached hereto, a copy of the notice attached hereto as Exhibit B. Said persons were the record owners, as of September 13, 2021 as shown on the Town Tax Assessor's Office records of property abutting and across the street from the properties known as 581 West Putnam Avenue, 585 West Putnam Avenue, 51 Weaver Street, 18 Valley Drive and 0 West Putnam Avenue, Greenwich, Connecticut for which properties the applications as described in the attached Exhibit B have been filed with the Greenwich Planning and Zoning Commission.

Christopher D. Bristol

Subscribed and sworn to before me on September 13, 2021

Notary Public
Commissioner of the Superior Court
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EXHIBIT B

GILBRIDE, TUSA, LAST & SPELLANE LLC

ATTORNEYS AT LAW
31 BROOKSIDE DRIVE
GREENWICH, CONNECTICUT 06830

PHONE (203) 622-9360
FACSIMILE (203) 622-9392
WWW.GTLSLAW.COM

September 13, 2021

To Whom It May Concern:

Notice is hereby given that the following applications have been filed with the Town of Greenwich Planning and Zoning Commission:

1. Final Site Plan and Special Permit Applications for properties located at 585 West Putnam Avenue and 581 West Putnam Avenue, Greenwich, Connecticut filed by Putnam 600 Acquisition LLC and 585 West Putnam LLC, to combine the properties, remove all buildings and site improvements located on the 581 West Putnam Avenue property only and construct a four story residential building on the 581 West Putnam Avenue property above a parking garage. A total of 44 residential units are proposed with 9 being Moderate Income Units as defined in Section 6-110 of the Greenwich Building Zone Regulations.

2. Final Site Plan Application for property located at 51 Weaver Street, Greenwich, Connecticut (known as Greenwich Office Park) filed by Office Park LLC for the construction of a driveway connecting this property directly to West Putnam Avenue through the adjoining property located at 581 West Putnam Avenue.

3. Final Site Plan Application for Property located 18 Valley Drive, Greenwich, Connecticut filed by Office Park LLC for the construction of a drop off area from the proposed 581 West Putnam Avenue - Greenwich Office Park driveway.

4. Final Site Plan Application for Property located at 0 West Putnam Avenue, Greenwich, Connecticut filed by Office Park LLC for the elimination of a West Putnam Avenue curb cut, the re-organization of the existing parking lot, and the connection of the parking lot to the 581 West Putnam Avenue - Greenwich Office Park driveway.
5. Final Subdivision (Lot Line Revision) application to provide for a revision of common lot lines between 51 Weaver Street, Greenwich, Connecticut (known as Greenwich Office Park) and 0 West Putnam Avenue to effectuate an equal-area exchange between the properties of 806 square feet.

Further information concerning these applications may be obtained by contacting the Greenwich Planning and Zoning Commission or the undersigned.

Sincerely,

Christopher D. Bristol, Esq.
Gilbride, Tusa, Last & Spellane LLC
31 Brookside Drive
Greenwich, Connecticut 06830
Telephone: (203) 622-9360

Planning and Zoning Commission
Town of Greenwich
101 Field Point Road
Greenwich, Connecticut 06830
Telephone: (203) 622-7894
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Total Number of Pieces Listed by Sender: 15

Total Number of Pieces Received at Post Office: 15

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## ADMINISTRATIVE INFORMATION

**PARCEL NUMBER:** 07-2163/S  
**Parent Parcel Number:**

**Property Address:** WEST PUTNAM AVENUE 0581  
**Neighborhood:** 2000 WEST PUTNAM  
**Property Class:** 235 Mixed Use  
**TAXING DISTRICT INFORMATION:**  
- **Jurisdiction:** 57 Greenwich, CT  
- **Area:** 001  
- **Corporation:** 057  
- **District:** 07  
- **Section & Lot:** 070  
- **Routing Number:** 9073NO055

## COMMERCIAL

### VALUATION RECORD

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**15GL:** Reval Mem  
Bldg Vacant on 2013/2014 T/R. 560K ground rent to MB of Greenwich for parking.  
DBA: Restaurant; Ct. Institute of Art  
P: 70 sqps  
SALE: 11/07 sale confirmed arm's length/mv. Improvnts in avg-to-poor cond @ time of sale per seller.
**COMMERCIAL**

**VALUATION RECORD**

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**Property Address:**
WEST PUTNAM AVENUE 0585
LOT NO 43B WEST PUTNAM AVENUE N-56

**Ownership:**
585 WEST PUTNAM LLC
C/O FARNETI ASSOCIATES LP
2 BEARFIELD DRIVE
GREENWICH, CT 06830

**Tax ID:** 179/160

**Transfer of Ownership:**

- **Date:** 12/22/2015
- **Transferee:** 585 GOLD CORP
- **Recommendation:** Bk/Pg: 7004, 3
- **Revised:** $550000

- **Date:** 03/06/2002
- **Transferee:** PAVARINI REALTY CO., INC
- **Recommendation:** Bk/Pg: 3801, 240
- **Revised:** $330000

- **Date:** 11/26/1997
- **Transferee:** PARK VIEW ASSOCIATES
- **Recommendation:** Bk/Pg: 3001, 75
- **Revised:** $2100000

- **Date:** 09/28/1983
- **Transferee:** PAVARINI CONSTRUCTION CO INC
- **Recommendation:** Bk/Pg: 1360, 284
- **Revised:** $1720000

- **Date:** 03/01/1982
- **Transferee:** DUCLAY REALTY CORP
- **Recommendation:** Bk/Pg: 1251, 40-42
- **Revised:** $900000

**Supplemental Cards**

**TRUE TAX VALUE:** 3075800

**TOTAL LAND VALUE:** 3075800

**Notes:**
- BA10: Sustained
- BA15: Decrease Total Value by $1,752,000
- DA10: Leslie's Jewelry
- LAND: Land area red to .865 ac frm .872 ac per deed V1801 P240
- O/O: Owner-Occupied Commercial
- P: 34 acres
- SALE: '97 sale cnfrmd arms length; 3/02 sale cnfrmd arms length w/ cmplt int gut transfer.
Putnam 600 Acquisitions, LLC  
585 West Putnam, LLC  
2 Deerfield Drive, Suite #3  
Greenwich, CT 06831

RE: Application #2018-051 to conduct regulated activities at 581 & 858 West Putnam Avenue & 99 Holly Hill Lane  
Permit #2018-113

Dear Sir or Madam,

The Inland Wetlands and Watercourses Agency has reviewed the application record and found the proposed activities in the above mentioned application are consistent with the purposes and policies of the Inland Wetland and Watercourses Regulations. Accordingly, the Agency GRANTED the enclosed permit with conditions.

Your attention is directed to the special and standard conditions because those in **BOLD** require action either prior to the start of clearing or construction activities or within a specific time period after the receipt of the permit.

The effective date of the permit is the date of issue. The permit expires 5 years from the effective date, but when deemed necessary, the Agency may extend the period according to the provisions in Section 11.11 of the Regulations.

If you have any questions concerning this permit or the functions and values of wetlands in Greenwich, please let me know.

Sincerely,

[Signature]

Brian Harris, Chairman  
Elliot Benton, Vice Chairman  
Stephan Skoufalos, Secretary

Cc: Joseph F. Risoli, P.E.
Issued to: Putnam 600 Acquisitions, LLC
585 West Putnam, LLC
2 Deerfield Drive, Suite #3
Greenwich, CT 06831

Date Issued: September 24, 2018

Following a duly noticed public meeting, the Inland Wetlands & Watercourses Agency APPROVED regulated activities on the property of Putnam 600 Acquisitions, LLC and 585 West Putnam, LLC at 581 & 581 West Putnam Avenue, Tax #07-2163 and #07-2164 and property of the Town of Greenwich, 99 Holly Hill Lane, Tax #03-4511/S. The permitted activity consist of demolition of buildings and parking lots, and construction of a 4-story building, parking garage, drainage, and associated grading 25’ from wetlands, and repair of a section of a sewer line 3’ from wetlands, as further described in the following documents.

6. Letter dated December 14, 2017 from Jim McTigue to Town of Greenwich Senior Civil Engineer Scott Marucci regarding town sewer line that runs beneath the subject property.
9. DPW Site Development Review prepared by Scott Marucci, Senior Civil Engineer, dated July 28, 2018.
10. Staff reports by Robert Clausi dated July 30 and September 20, 2018.

After a full review of the considerations set forth in Section 10 of the Regulations and other pertinent factors, this permit is issued with the following special and standard conditions:

**SPECIAL CONDITIONS**

*Conditions in bold require action either prior to the start of clearing or construction activities or within a specified time period after the receipt of the permit.*

1. Prior to the commencement of any on-site, permit related activity, documentation shall be submitted demonstrating approval by the Greenwich Department of Public Works for the Holly Hill sewer repair and resolution of the relocation of the sewer line below the proposed building on the subject property.

2. Prior to the commencement of any on-site, permit related activity final construction documents for the relocation of the sewer line shown under the proposed building on the subject property. The plan shall be subject to approval by the agency or its staff. Once approved, final plans shall be submitted in paper and digital formats.

3. Prior to the commencement of any on-site, permit related activity final construction documents for the Holly Hill sewer repair plan shall be provided. The plans shall include appropriate details regarding staging, dewatering, S&E controls, construction sequence, construction details, and other information deemed necessary by this agency or its staff. The plan shall be subject to approval by the agency or its staff. Once approved, final plans shall be submitted in paper and digital formats.
4. Prior to the commencement of any on-site permit related activity the permittee shall provide the Agency with written approval from the DPW Engineering Division of the stormwater management system, per the relevant bullet points in the DPW Site Development Review comments dated July 28, 2018.

5. Prior to the commencement of any on-site permit related activity, final construction designs and locations showing the commercial/residential building, parking garage, retaining walls, and stormwater management system shall be submitted for review and approval by Wetlands Agency staff. The erosion and sedimentation control plan shall be revised as follows:
   a. A line of silt fencing backed up with a chain link fence shall be set along the northern property line rather than, or in addition to, the silt fencing adjacent to the pond.
   b. Anti-tracking pad[s] and truck washing station[s] shall be added to the erosion and sedimentation controls to be used during rough grading of the site.
   c. A means of filtered dewatering of foundation holes shall be used during excavation.
   d. Specify the installation and rigorous maintenance of robust measures to protect the catch basins connected to the 48” stormwater culvert.

   Once approved, plans shall be submitted in both paper and digital formats.

6. Prior to the commencement of any on-site permit related activity, an estimate for the retail, installed cost of the buffer planting plan shall be submitted for the purpose of determining a bond amount. The estimate is subject to approval by this Agency or its staff.

7. Prior to the commencement of any on-site permit related activity, a cash performance bond of $12,000.00, plus 20% of the approved value of the planting plan, shall be submitted to the Agency to ensure compliance with the conditions of this permit. The bond shall be submitted in the form of a check payable to the Town of Greenwich. No portion of the bond shall be eligible for release until all Conditions of this permit are satisfied and staff has deemed the project to be in compliance with the approved plans.

8. Prior to the commencement of any on-site permit related activity, a Declaration of Regulated Areas, on a form provided by the Agency, shall be filed by the permittee on the Greenwich land records. This Declaration shall reference Inland Wetlands and Watercourses Permit #2018-113 and Application #2018-051 and require the preservation...
of the Upland Review Area of the wetland which is adjacent to the subject property in an undisturbed and natural state unless further permits are obtained. A copy of the filed Declaration shall be provided to the office of the Agency.

9. Prior to the commencement of any on-site permit related activity, the permittee shall cause to be prepared a packet for the property owner describing the components of the stormwater management system, their purpose, and practical means to maintain them. The packet shall be submitted for review and approval by this Agency or its staff. If the permittee is not the project end user, verification the end user received the information packet shall be submitted to the office of the Agency.

10. The permittee shall provide staff with the name and contact information for the individual given the responsibility for installing, inspecting, and maintaining the erosion and sedimentation controls. A logbook of E&S inspections, including any field corrections that are made, shall be available on site for staff review upon request. Failure to keep maintain effective E&S controls and/or keep the log current may result in the issuance of a Stop Work Order.

11. Prior to installing erosion controls or conducting any other project-related activities proposed beyond the permittee’s property boundaries the permittee shall provide written consent for such activity from the abutting property owner.

12. The portion of the bond associated with the wetland buffer plantings shall be eligible for release one full year after the planting plan is fully implemented as verified by staff and at least 80% of the planted material is thriving. High-visibility tags shall be maintained on all of the planting stock for the duration of the one-year establishment period. The plan shall be fully implemented within six months of seeking a Certificate of Occupancy.

13. The stormwater drainage system shall be certified to have been constructed according to the approved plans and to be in compliance with the permit and conditions by a registered, professional engineer. Certification shall be based upon regular on-site supervision of construction activities. A written certification report shall be submitted to Agency staff upon the completion of construction.

14. The permittee shall file a note on the Town Land Records requiring a licensed professional to inspect and certify the stormwater management structures every five years to ensure the system has been properly maintained, as required to sustain the designed goal. A copy of
the filed note and copies of the periodic certifications shall be submitted to the Agency for its records.

15. Upon completion of construction activities, an "as-built" survey drawing locating foundations and other authorized structures with distances to inland wetland and watercourse areas shall be submitted. The survey shall be in a form suitable for filing on the Greenwich Land Records. A copy of this record plan shall be submitted to Agency staff for review and approval prior to filing with the Town Clerk. A copy of the filed plan shall be submitted in both paper and digital formats.

-END-
STANDARD CONDITIONS:

All Greenwich Inland Wetlands and Watercourses Agency permits are subject to the following Standard Conditions:

1. This permit expires on September 24, 2023. If the authorized activity is not completed on or before this date, said activity shall cease and, if not previously revoked or specifically extended, this permit shall be null and void.

2. Prior to the commencement of any on-site permit related activity, the attached compliance statement shall be signed by the contractor engaged to perform the regulated activities and then returned to the Agency office. This form shall serve as written notice to the Agency as to when work is planned to commence. The permittee shall also provide written notice to the Agency upon completion of the regulated activities.

3. The permittee shall employ best management practices, consistent with the terms and conditions of this permit and provisions of the Connecticut Guidelines for Soil Erosion and Sediment Control (2002, as revised), to control storm water discharges, to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands or watercourses. For information and technical assistance, contact the Agency staff. The permittee shall immediately inform the Agency of any problems involving wetlands or watercourses which develop during the course of, or which are caused by, the authorized work.

4. Any material, man-made or natural, which is in any way disturbed and/or utilized during work authorized herein, shall not be deposited in any wetland or watercourse, either on or off site, unless specifically authorized in this permit.

5. Fuel oil tanks shall be installed above ground or within the structure unless specifically approved otherwise by the Agency or its staff.

6. This permit shall not be assigned or transferred by the permittee to any other party without the written consent of the Greenwich Inland Wetlands and Watercourses Agency.

7. This permit may be revoked or suspended if the permittee exceeds the conditions or limitations of this permit, or has secured this permit through deception or inaccurate information.

8. This permit does not obviate the permittee’s obligation to obey all other applicable federal, state and local laws or to obtain any applicable federal, state and local permits.

Sincerely,

Brian Harris, Chairman
Elliot Benton, Vice Chairman
Stephan Skoufalos, Secretary
INLAND WETLANDS AND WATERCOURSES AGENCY

Permit #2018-113
Application #2018-051
9/28/2018

As the contractor engaged by Putnam 600 Acquisition, LLC & 585 West Putnam, LLC to perform regulated activities as described in the Greenwich Inland Wetlands and Watercourses Application #2018-051 at 581 & 858 West Putnam Avenue, I am familiar with the IWWA regulations and have read the permit referenced herein and agree to comply with both.

Work will commence on or about ______________ and will be completed in __________ months/weeks.

______________________________
Contractor Name

______________________________
Street Address, City, State, Zip Code

______________________________  ______________________________
Phone                           Email Address

______________________________
Signature

Mail to:  IWWA
          101 Field Point Road
          Greenwich, CT 06830
or
Email to:  wetlands@greenwichct.org
LEGAL NOTICE

Pursuant to the provisions of the Inland Wetlands and Watercourses Regulations of the Town of Greenwich, Connecticut, effective December 28, 1973 and as amended, notice is hereby given on actions taken by the Inland Wetlands and Watercourses Agency of the Town of Greenwich at its duly noticed September 24, 2018 meeting.

GRANTED with Conditions Application #2018-051 – 581 & 585 West Putnam Avenue & 99 Holly Hill Lane – To Putnam 600 Acquisition, LLC & 585 West Putnam, LLC for demolition of buildings and parking lots, and construction of a 4-story building, parking garage, drainage, and associated grading 25’ from wetlands and sewer repair 3’ from a wetland.

Brian Harris, Chairman

Dated: September 25, 2018

PUBLISHED ONCE ON OCTOBER 1, 2018.

BILL TO THE GREENWICH INLAND WETLANDS AND WATERCOURSES AGENCY AND PROVIDE AN AFFIDAVIT OF PUBLICATION
DECLARATION OF REGULATED AREAS ASSOCIATED WITH INLAND WETLANDS AND WATERCOURSES

WHEREAS, (the "Declarants") are the owners of premises identified as (street address), Greenwich, Connecticut, more particularly described in Schedule A attached hereto; and

WHEREAS, a portion of the premises has been designated as inland wetlands and/or watercourses under the provisions of Sections 22a-36 through 22a-45 of the Connecticut General Statutes, as amended; and

WHEREAS, the Upland Review Area of these resources, as defined in the Greenwich Inland Wetlands and Watercourses Regulations, also occur on the premises; and

WHEREAS, the premises is subject to the requirements of Permit #_________________ and Application #_________________

NOW, THEREFORE, the following declaration shall run with the land and be binding upon the Declarants, their heirs, executors, administrators, and assigns, namely:

The inland wetlands and/or watercourses and their Upland Review Area on the premises shall be preserved in a natural state, except as otherwise specifically authorized by permit from the Inland Wetlands and Watercourses Agency of the Town of Greenwich.

IN WITNESS WHEREOF, the undersigned have set their names and seals this __________ day of ______________, 20___.

__________________________________________
Declarant 1

__________________________________________
Declarant 2

Signed, Sealed and Delivered in the presence of:

__________________________________________

State of Connecticut) ) ss: Greenwich, dated ____________________________
County of Fairfield) )

Personally Appeared: ____________________________, Signers and Sealers of the foregoing instrument and acknowledged the same to be their free act and deed before me.

__________________________________________
Notary Public

My Commission Expires ____________________________
DECLARATION OF INLAND WETLAND AND WATERCOURSES

DECLARANTS

SCHEDULE A

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

BEGINNING at a point --------

(Attach as a separate page the “metes and bounds” of the deed)

BEING the same premises conveyed to the Declarants by Warranty Deed from __________________________, dated ____________, and recorded in Greenwich Land Records in book # ______ page # ________.

DIRECTIONS

Neatly print, in ink or type in the required information. Permit and application numbers can be found on your permit. The metes and bounds of the property (Schedule A) can be found in the Town Clerk’s office, located on the first floor of the Town Hall. Be sure to include the book and page number of the Greenwich Land Records book that the deed is recorded in. Sign the Declaration in the presence of a notary public. Make a copy of the signed Declaration. Have both copies stamped by the Town Clerk. Leave the original with the Town Clerk and file the stamped copy with the Wetlands Agency.

Declarations missing the Town Clerk’s stamp, metes and bounds of the property or any other required information will not be accepted by the Wetlands Agency.

* PLEASE NOTE: The Town Clerk’s office will charge a mandatory State of Connecticut FEE to file this declaration on the Land Records. Fee amount is $60 for the first page and $5 for each additional page.

Rev. 12/12/17
June 1, 2018

Christopher D. Bristol, Esq.
Gilbride, Tusa, Last & Spellane
31 Brookside Drive
Greenwich, CT 06830

Re: 51 Weaver Street, Greenwich

Dear Chris,

As per your request, I have reviewed the land records of the Town of Greenwich, County of Fairfield and State of Connecticut to obtain a chain of title back to at least 1930 in reference to the above property and have found the following deeds as of May 30, 2018 at 8:00 a.m.:

As to 18.06 acres:

Warranty Deed from Jennie Lyon Tilson to The Connecticut Shore Realty Company dated September 18, 1913 and recorded September 18, 1913 in Book 139 at Page 245;

Warranty Deed from George Gascoigne to The Connecticut Shore Realty Company dated March 4, 1914 and recorded March 10, 1914 in Book 139 at Page 344 (4 acres);

Warranty Deed from Reginald S. Jaffray to The Connecticut Shore Realty Company dated July 27, 1915 and recorded June 2, 1916 in Book 156 at Page 234 (25 acres);

Warranty Deed from The Connecticut Shore Realty Company, Incorporated to Harry Jurman and Beatrice B. Jurman dated November 13, 1953 and recorded January 8, 1954 in Book 508 at Page 190 (21.708 acres);

Warranty Deed from Harry Jurman and Beatrice B. Jurman to Fawn Hill, Inc. dated December 28, 1965 and recorded January 5, 1966 in Book 733 at Page 674 (3 Tracts = 18.06 acres);

(continued)
Quit Claim Deed from Fawn Hill, Inc. to North American Development Corporation dated January 5, 1966 and recorded October 10, 1967 in Book 763 at Page 250 (3 Tracts = 18.06 acres);

Quit Claim Deed from North American Development Corporation to Fawn Associates dated January 6, 1966 and recorded October 10, 1967 in Book 763 at Page 253 (3 Tracts = 18.06 acres);

Warranty Deed from Fawn Associates to Greenwich Associates, Inc. dated September 4, 1973 and recorded September 4, 1973 in Book 864 at Page 1 (7.739 acres);

Warranty Deed from Greenwich Associates, Inc. to Fawn Associates dated September 4, 1973 and recorded September 4, 1973 in Book 864 at Page 53 (7.739 acres);

Warranty Deed from Fawn Associates to Greenwich Associates, Inc. dated April 11, 1974 and recorded April 11, 1974 in Book 884 at Page 291 (7.739 acres);

Warranty Deed from Greenwich Associates, Inc. to Fawn Associates dated April 17, 1974 and recorded April 17, 1974 in Book 885 at Page 75 (7.739 acres);

Warranty Deed from Fawn Associates to Greenwich Associates, Inc. dated June 14, 1974 and recorded June 17, 1974 in Book 892 at Page 125 (7.739 acres);

Warranty Deed from Greenwich Associates, Inc. to Fawn Associates dated June 19, 1974 and recorded June 19, 1974 in Book 892 at Page 203 (7.739 acres);


Warranty Deed from Fawn Associates Limited Liability Company to Property Connecticut OBJLW One Corporation dated April 24, 1997 and recorded April 25, 1997 in Book 2907 at Page 3 (18.06 acres - excludes 736 square feet); and

Warranty Deed from Property Connecticut OBJLW One Corporation to Greenwich Park LLC dated November 4, 2016 and recorded November 7, 2016 in Book 7158 at Page 89 (Map 7186 - includes 736 square feet).
As to 736 square feet:

Warrant Deed from The Edgar Company to Emma Schwartz dated January 10, 1930 and recorded January 10, 1930 in Book 275 at Page 227 (Lot 1 / Map 1383);

Trustee’s Deed from the Estate of Emma Schwartz, deceased to Frederick W. Miller and Anna S. Miller dated May 9, 1946 and recorded May 13, 1946 in Book 411 at Page 364 (Lot 1 / Map 1383);

Deed from Frederick W. Miller and Anna S. Miller to Arthur S. Barrows and Bessie Gordon Barrows dated November 13, 1950 and recorded November 13, 1950 in Book 454 at Page 219 (Lot 1 / Map 1383);

Warranty Deed from Arthur S. Barrows and Bessie Gordon Barrows to Westley Lewison dated April 15, 1955 and recorded April 15, 1955 in Book 533 at Page 166 (Lot 1 / Map 1383);

Warrant Deed from Westley Lewison to Thomas F. Willers dated April 1, 1960 and recorded April 1, 1960 in Book 630 at Page 450 (Lot 1 / Map 1383);

Warranty Deed from Thomas F. Willers to Margaret M. Galvin dated January 10, 1964 and recorded January 10, 1964 in Book 698 at Page 398 (Lot 1 / Map 1383);

Quit Claim Deed from Margaret M. Galvin to Thomas F. Willers and Jean C. Willers dated January 10, 1964 and recorded January 10, 1964 in Book 698 at Page 401 (Lot 1 / Map 1383);

Warranty Deed from Thomas F. Willers and Jean C. Willers to Henry W. Rigby and Frances Allen Rigby dated November 1, 1968 and recorded November 1, 1968 in Book 779 at Page 490 (Lot 1 / Map 1383);

Quit Claim Deed from Henry W. Rigby and Frances Allen Rigby to Henry W. Rigby and Frances Allen Rigby dated December 23, 1974 and recorded December 23, 1974 in Book 910 at Page 229 (Lot 1 / Map 1383);

Warranty Deed from Henry W. Rigby and Frances Allen Rigby to Stephen R. Nichols dated May 24, 1978 and recorded May 24, 1978 in Book 1074 at Page 65 (Lot 1 / Map 1383);

Warranty Deed from Stephen R. Nichols to William F. Glavin and Cecily M. Glavin dated July 1, 1980 and recorded July 1, 1980 in Book 1177 at Page 100 (Lot 1 / Map 1383);

(continued)
Warranty Deed from William F. Glavin and Cecily M. Glavin to Richard C. McKenzie, Jr. dated April 29, 1991 and recorded May 1, 1991 in Book 2119 at Page 261 (Lot 1 / Map 1383);

Quit Claim Deed from Richard C. McKenzie, Jr. to Fawn Associates Ltd. Partnership dated September 22, 1993 and recorded September 22, 1993 in Book 2439 at Page 195 (736 square feet);

If you should need anything further, please feel free to contact me.

Sincerely,

[Signature]

Sheri L. Mount

slm

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

KNOW YE, THAT WE, HARRY JURMAN AND HEATHER E. JURMAN, Husband and Wife, of the Town of Greenwich, County of Fairfield and State of Connecticut, for the consideration of ONE ($1.00) DOLLAR and other good and valuable consideration received to our full satisfaction of FAMH MILL, INC., a corporation organized and existing under and pursuant to the laws of the State of Connecticut, and located at Putnam Green in said Town of Greenwich, do give, grant, bargain, sell and convey unto the said FAMH MILL, INC.

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

FIRST TRACT:
Beginning at the point formed by the intersection of the division line between land of the Grantees and land of Epstein with the easterly line of Weaver Street and running thence along Weaver Street North 89° 0' East 14.6 feet and North 77° 59' East 204.8 feet, thence through land of the Grantees South 77° 00' East 142.9 feet, North 13° 00' East 07.49 feet, South 77° 00' East 389.63 feet and South 40° 00' East 186.35 feet, thence along land now or formerly of The B. T. Newman Bus Service, Inc. to and along land of the Duclay Realty Corp. South 49° 51' West 131.91 feet, thence still along land of the Duclay Realty Corp. to and along land of Vetterolf South 22° 07' East 41.57 feet, South 50° 42' West 27.44 feet and South 63° 20' West 111.41 feet, thence along land of Epstein North 77° 03' West 510.70 feet to the point of beginning and containing 5.64 acres.

The general boundaries of the above described tract of land are Northerly by land of the Grantors; South- esterly by land now or formerly of The B. T. Newman Bus Service, Inc., land of Duclay Realty Corp., land of Vetterolf and land of Epstein; Wasterly by Weaver Street and by land of the Grantees.

SECOND TRACT:
Beginning at the point formed by the intersection of the division line between land of the Grantees and land of Carison with the easterly line of Weaver Street and running thence along land of Carison South 89° 0' East 132.0 feet and North 7° 50' East 92.2 feet, thence along land of Merk South 87° 10' East 154.0 feet, North 25° 29' East 10.4 feet, South 14° 54' East 36.0 feet, North 12° 02' East 60.2 feet, South 32° 35' East 26.4 feet, South 76° 00' East 65.8 feet, South 32° 00' East 35.0 feet, South 87° 05' East 65.1 feet and South 80° 19' East 83.1 feet, thence along land of Merk South 22° 07' West 30.1 feet, South 29° 30' East 27.2 feet, South 48° 15' East 57.2 feet and South 62° 30' East 7.0 feet, thence through land of the Grantees South 13° 00' West.
490.0 feet, North 77° 00' East 389.63 feet, South 13° 00' West 67.49 feet and North 77° 00' West 143.0 feet to the easterly line of Weaver Street, thence along Weaver Street, North 14° 59' East 170.1 feet, North 8° 45' West 49.5 feet, North 47° 19' East 23.4 feet, North 64° 29' West 13.5 feet, and North 0° 50' West 122.4 feet to the point of beginning and containing 6.101 acres.

The general boundaries of the above described tract of land are northerly by land of Carlson, land of Monick and land of Berry; westerly by land of Berry and land of the Granton; southerly by land of the Granton; easterly by land of the Granton, by Weaver Street, by land of Carlson and land of Monick.

THIRD TRACT:
Beginning at the point formed by the intersection of the division line between land of the Grantons and land of Gespodinoiff with the westerly line of Valley Drive and running thence along land of Gespodinoiff South 71° 24' West 44.8 feet, South 49° 50' West 39.0 feet, South 61° 23' West 20.1 feet, South 37° 30' West 55.1 feet, South 47° 23' West 11.1 feet, South 28° 19' West 72.1 feet, South 50° 32' West 15.0 feet, South 55° 18' West 190.1 feet, South 56° 00' West 28.9 feet, South 14° 28' East 16.9 feet, South 7° 03' East 25.1 feet and South 28° 10' East 61.4 feet, thence along land now or formerly of The B. T. Newman Bus Service, Inc. South 63° 52' East 325.6 feet and South 49° 33' West 72.49 feet, thence through land of the Grantons North 26° 00' East 166.36 feet and North 13° 00' East 430.0 feet, thence along land of Berry South 02° 23' East 70.9 feet, South 22° 41' East 27.2 feet, South 5° 33' East 24.6 feet, South 36° 20' East 30.6 feet, South 60° 00' East 64.8 feet, North 22° 34' East 92.7 feet, South 32° 12' East 17.1 feet, North 36° 25' East 19.0 feet, North 47° 34' East 99.3 feet, North 51° 22' East 26.0 feet, North 5° 32' East 58.3 feet, North 14° 32' East 100.0 feet and North 29° 51' East 37.5 feet, thence along land of Wellick North 48° 24' East 84.2 feet, North 02° 53' East 30.0 feet, North 85° 07' East 38.0 feet and North 64° 37' East 19.3 feet, thence along land of Willers South 16° 26' East 76.1 feet and South 9° 52' East 189.56 feet to the westerly line of Valley Drive, thence along Valley Drive North 36° 52' East 1.75 feet, South 8° 38' East 781.25 feet and 12.1 feet along the arc of a circle curving to the right on a radius of 141.3 feet to the point of beginning and containing 0.296 acres.

The general boundaries of the above described tract of land are northerly by land of Oerry and land of Wellick; easterly by land of Wellick by land of Valley Drive and by land of Gespodinoiff; southerly by land of Gespodinoiff and land now or formerly of The B. T. Newman Bus Service, Inc.; westerly by land of the Grantons and land of Berry.

Said three tracts are contiguous.

Together with all right, title and interest of the Grantons in and to the highways above referred to in the above tracts to the center lines thereof.

Together with any right, title and interest of the Grantons under and pursuant to right of way described in the following deeds:

-2-

(b) Warranty Deed from The Connecticut Shore Realty Company to Josephine T. Derby dated June 10, 1919, and recorded in said land records in Book 169 at Page 464.

Together with but subject to the reservations and easements set forth or referred to in the following deeds insofar as they pertain to the premises conveyed hereunder:

(a) Harry Jurman, et ux to James 2. Eatherolf, et ux dated August 20, 1903, and recorded in said land records in Book 674 at Page 291.

(b) Harry Jurman, et ux to Euclid Realty Corporation dated August 19, 1904, and recorded in said land records in Book 769 at Page 521.

Said premises are also conveyed subject to the following:

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


4. Sewer Treatment Tax on the 1st of October 1, 1965, due and payable in September, 1966, which tax the Grantee assumes and agrees to pay.

5. Sewer Maintenance Tax on the 1st of October 1, 1965, due and payable in October, 1966, which tax the Grantee assumes and agrees to pay.


8. Effect, if any, of Grant from Abraham Slater to Greenwich Yacht Company dated January 19, 1904, and recorded in said land records in Book 52 at Page 456.


10. Any state of facts which a personal inspection of the premises might disclose.
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.

AND ALSO, WE, the said Grantors, do for ourselves, our heirs, executors and administrators, covenant with the said Grantee, its successors and assigns, that at and until the enealing 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 encumbrances whatsoever, except as hereinbefore mentioned.

AND FURTHERMORE, WE, the said Grantors, do by these presents bind ourselves and our heirs, executors and administrators forever to WARRANT AND DEFEND the above granted and bargained premises to it, the said Grantee, its successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 28th day of December in the year of our Lord nineteen hundred and sixty-five.

Signed, Sealed and Delivered in the presence of:

William C. Strouk

Harry Jurman

Beatrice B. Jurman
OPEN-END MORTGAGE

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME GREETING.

KNOW YE THAT, ROBERT P. FOX and JANICE K. FOX

grantees

of the town of Greenwich in the county of Fairfield and state of Connecticut,

for the consideration of Eighteen Thousand Five Hundred DOLLARS ($18,500.00) 

trustee to their full satisfaction, THE PUTNAM TRUST COMPANY OF GREENWICH, its 

payee, grantee, sell and convey unto the said THE PUTNAM TRUST COMPANY OF GREENWICH, a corporation organized and exist-

ing under and pursuant to the laws of the State of Connecticut and located in said Town of Greenwich, grantee,

All that certain lot of land, with the buildings thereon, situated in said Greenwich, known and designated as lot nine (9) on a certain 

map, entitled "Subdivision Plan-Record Sheet Section No. 1 Property of Danyol Saroglu and Peter Charoglu at Greenwich, Connecticut Nov. 1, 1956," 

now on file in the office of the town clerk of said Greenwich and numbered thirty-seven hundred fifty-seven (3757), reference thereto being 

made by said premises being bounded northeasterly sixty-eight and 94/100 (68.94) feet by Gregory Road; southwesterly one hundred and sixty and 63/100 

(160.63) feet by land of Walby C. Whitten; southwesterly one hundred twenty-two and 29/100 (122.29) feet by land now or formerly of Sages 

Construction Company, incorporated and northeasterly one hundred fifty and 15/100 (150.15) feet by land of Ruaoa Birkeland and Edna M. Birkeland

being the same premises conveyed to the grantees herein by a deed from Robert P. Crillic and Josephine P. Crillic of even date herewith.

Said premises are subject to the zoning and planning rules and regulations of the town of Greenwich, the note and setback lines on said 

map 3757, a grant and restrictive covenants and agreements of record.
To all People to Whom these Presents shall Come Greeting:

Know Ye, That FAWN HILL, INC., a Connecticut corporation, having a place of business in the Town of Greenwich, County of Fairfield and State of Connecticut, acting herein by Seymour Schwartz, its President, heretounto duly authorized,

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

received to its full satisfaction of NORTH AMERICAN DEVELOPMENT CORPORATION, a New York corporation, duly authorized to do business in the State of Connecticut, having a place of business at the Smith Building, Greenwich, Connecticut,

do remise, release, and forever QUIT-CLAIM unto the said North American Development Corporation, its successors

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

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

FIRST TRACT: Beginning at the point formed by the intersection of the division line between land of the Releasor and land of Epstein with the easterly line of Weaver Street and running thence along Weaver Street North 9°18' East 14.6 feet and North 27°56' East 290.8 feet, thence through land of the Releasor South 77°00' East 168.00 feet, North 13°00' East 67.49 feet, South 77°00' East 389.63 feet and South 40°00' East 186.36 feet, thence along land now or formerly of The B. T. Newman Bus Service, Inc., and along land of the Ducay Realty Corp. South 49°53' West 131.91 feet, thence still along land of the Ducay Realty Corp. to and along land of Fetherolf South 57°02' West 81.37 feet, South 59°02' West 27.86 feet and South 63°26' West 111.41 feet, thence along land of Epstein North 77°03' West 519.79 feet to the point of beginning and containing 5.000 acres.

The general boundaries of the above described tract of land are Northerly and Easterly by land of the Releasor; Southerly by land now or formerly of The B. T. Newman Bus Service, Inc., land of Ducay Realty Corp., land of Fetherolf and land of Epstein; Westerly by Weaver Street and by land of the Releasor.

SECOND TRACT: Beginning at the point formed by the intersection of the division line between land of the Releasor and land now or formerly of Carlson with the easterly line of Weaver Street and running thence along land now or formerly of Carlson South 89°04' East 132.0 feet and North 7°50' East 92.2 feet, thence along land of Monick South 87°16' East 154.0 feet, North 28°29' East 10.4 feet, North 16°44' East 38.0 feet, North 19°02' East 60.2 feet, North 35°35' East 26.4 feet, South 76°03' East 65.8 feet, South 82°08' East 35.0 feet, South 87°55' East 65.1 feet and South 80°13' East 83.1 feet, thence along land of Berry
South 22°17' West 30.1 feet, South 29°20' East 37.3 feet, South 48°15' East 27.2 feet and South 62°32' East 7.0 feet, thence through land of the Releaser South 13°00' West 490.0 feet, North 77°00' West 389.63 feet; South 13°00' West 67.49 feet and North 77°00' West 148.0 feet to the easterly line of Weaver Street, thence along Weaver Street North 14°05' East 126.1 feet, North 8°43' West 49.5 feet, North 16°18' East 32.4 feet, North 62°06' West 13.6 feet and North 0°59' West 122.4 feet to the point of beginning and containing 6,101 acres.

The general boundaries of the above described tract of land are: Northerly by land now or formerly of Carlson, land of Monick and land of Berry; Easterly by land of Berry and land of the Releaser; Southerly by land of the Releaser; Westerly by land of the Releaser, by Weaver Street, by land now or formerly of Carlson and land of Monick.

THIRD TRACT: Beginning at the point formed by the intersection of the division line between land of the Releaser and land of Gospodinoff with the westerly line of Valley Drive and running thence along land of Gospodinoff South 71°24' West 44.8 feet, South 49°25' West 22.9 feet, South 61°22' West 29.1 feet, South 57°39' West 53.1 feet, South 47°25' West 11.1 feet, South 38°19' West 32.1 feet, South 59°22' West 10.0 feet, South 55°18' West 190.1 feet, South 55°00' West 58.9 feet, South 14°28' West 16.9 feet, South 7°05' East 25.1 feet and South 2°29' East 64.4 feet; thence along land now or formerly of The B. T. Newman Bus Service, Inc. South 63°52' West 225.5 feet and South 49°53' West 22.49 feet, thence through land of the Releaser North 40°00' West 186.36 feet and North 13°00' West 490.0 feet, thence along land of Berry South 62°32' East 79.9 feet, South 33°41' East 27.2 feet, South 5°32' East 24.6 feet, South 30°20' East 30.6 feet, South 66°00' East 64.8 feet, North 22°44' East 93.6 feet, South 83°12' East 17.1 feet, North 38°38' East 19.0 feet, North 47°54' East 99.3 feet, North 51°02' East 25.6 feet, North 9°52' East 58.3 feet, North 14°22' East 108.6 feet and North 24°51' East 17.5 feet, thence along land of Mellick North 46°54' East 84.5 feet, North 62°53' East 38.5 feet, North 85°07' East 38.6 feet and North 64°37' East 19.3 feet, thence along land of Willers South 10°28' East 74.1 feet and South 9°53' East 100.1 feet to the westerly line of Valley Drive, thence along Valley Drive North 80°22' East 1.75 feet, South 9°38' East 281.23 feet and 12.1 feet along the arc of a circle curving to the right on a radius of 151.3 feet to the point of beginning and containing 6,599 acres.

The general boundaries of the above described tract of land are: Northerly by land of Berry and land of Mellick; Easterly by land of Willers, by Valley Drive and by land of Gospodinoff; Southerly by land of Gospodinoff and land now or formerly of The B. T. Newman Bus Service, Inc.; Westerly by land of the Releaser and land of Berry.

(Continued on attached Rider)

RIDER

Said three tracts are contiguous.

Being the same premises conveyed by Warranty Deed from Harry Jurman and Beatrice B. Jurman to Fawn Hill, Inc. dated December 29, 1965 and recorded in Book 733 at Page 674 of the Greenwich Land Records.
To Have and to Hold the premises, with all the appurtenances, unto the said Licensee, its successors and assigns forever, so that neither it nor its successors and assigns shall hereafter have any claim, right or title in or to the premises, or any part thereof, but from thence forth and hereafter it and they are hereby forever barred and excluded.

IN WITNESS WHEREOF, FAWN HILL, INC., acting herein by Seymour Schwartz, its President, hereunto duly authorized, has hereunto set its name and affixed its corporate seal this 5th day of January, 1966.

In Witness Whereof

Signed, sealed and delivered in presence of

John G. Heagney

President

State of Connecticut,
County of Fairfield

On this the 5th day of January, 1966, before me, the undersigned officer, personally appeared Seymour Schwartz, who acknowledged himself to be the President of Fawn Hill, Inc., a corporation, and that he as such President being authorized 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 hereunto set my hand and official seal.

John G. Heagney
Commissioner of the Superior Court

Recorded for Record OCT 10 1967 at 3:47 PM and recorded by...
To all People to Whom these Presents shall Come, Greeting:

KNOW YE, That NORTH AMERICAN DEVELOPMENT CORPORATION, a New York corporation duly authorized to do business in the State of Connecticut, having a place of business at the Smith Building, Greenwich, Connecticut, acting herein by Seymour Schwartz, its President, hereunto duly authorized,

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

received to its full satisfaction of FARM ASSOCIATES, a limited partnership authorized under the laws of the State of Connecticut and having its principal place of business at Putnam Green, Greenwich, Connecticut,

do as remise, release, and forever QUIT-CLAIM unto the said FARM ASSOCIATES, its successors

boils and assigns forever, all the right, title, interest, claim and demand whatsoever as has or is held or ought to be held in to or for

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

FIRST TRACT: Beginning at the point formed by the intersection of the division line between land of the Releasor and land of Epstein with the easterly line of Weaver Street and running thence along Weaver Street North 9°18' East 14.6 feet and North 27°56' East 294.8 feet, thence through land of the Releasor to the Releasor South 77°00' East 148.0 feet, North 13°00' East 67.49 feet, South 77°00' East 389.83 feet and South 40°00' East 186.36 feet, thence along land now or formerly of The B.T. Newman Bus Service, Inc. to and along land of the Ducley Realty Corp. South 89°53' West 131.91 feet, thence still along land of the Ducley Realty Corp. to and along land of Fetherolf South 57°02' West 81.37 feet, South 59°02' West 27.84 feet and South 63°26' West 111.41 feet, thence along land of Epstein North 77°03' West 519.79 feet to the point of beginning and containing 5.000 acres.

The general boundaries of the above described tract of land are Northly and Easterly by land of the Releasor; Southly by land now or formerly of The B.T. Newman Bus Service, Inc., land of Ducley Realty Corp., land of Fetherolf and land of Epstein; Westerly by Weaver Street and by land of the Releasor.

SECOND TRACT: Beginning at the point formed by the intersection of the division line between land of the Releasor and land now or formerly of Carlson with the easterly line of Weaver Street and running thence along land now or formerly of Carlson South 89°06' East 132.0 feet and North 7°50' East 92.2 feet, thence along land of Monick South 87°16' East 154.0 feet; North 28°29' East 10.4 feet, North 14°44' East 38.0 feet, North 19°02' East 60.2 feet, North 35°35' East 26.4 feet, South 76°00' East 65.8 feet, South 82°08' East 35.0 feet, South 87°55' East 65.1 feet and South 80°13' East 83.1 feet, thence along land of Berry...
South 22° 17' West 30.1 feet, South 39° 20' East 37.3 feet, South 48° 15' East 27.2 feet and South 62° 32' East 7.0 feet, thence through land of the Releasor South 13° 00' West 490.0 feet, North 77° 00' West 369.63 feet, South 12° 00' West 67.49 feet and North 77° 00' West 148.0 feet to the easterly line of Weaver Street, thence along Weaver Street North 14° 05' East 126.1 feet, North 8° 43' West 49.3 feet, North 14° 18' East 32.4 feet, North 62° 06' West 13.6 feet and North 0° 39' West 122.4 feet to the point of beginning and containing 6.101 acres.

The general boundaries of the above described tract of land are Northerly by land now or formerly of Carlson, land of Monick and land of Berry; Easterly by land of Berry and land of the Releasor; Southerly by land of the Releasor; Wasterly by land of the Releasor, by Weaver Street, by land now or formerly of Carlson and land of Monick.

THIRD TRACT: Beginning at the point formed by the intersection of the division line between land of the Releasor and land of Gospodinoff with the westerly line of Valley Drive and running thence along land of Gospodinoff South 71° 26' West 44.8 feet, South 49° 25' West 22.9 feet, South 61° 22' West 29.1 feet, South 57° 39' West 53.1 feet, South 47° 25' West 11.1 feet, South 38° 19' West 32.1 feet, South 59° 22' West 10.0 feet, South 55° 18' West 190.1 feet, South 35° 00' West 59.8 feet, South 14° 28' West 16.9 feet, South 7° 05' East 25.1 feet and South 2° 29' East 61.6 feet, thence along land now or formerly of The B. T. Newman Bus. Service, Inc. South 63° 52' West 225.5 feet and South 49° 53' West 22.49 feet, thence through land of the Releasor North 40° 00' West 185.36 feet and North 13° 00' West 490.0 feet, thence along land of Berry South 62° 32' East 79.9 feet, South 33° 41' East 27.2 feet, South 3° 52' East 24.6 feet, South 30° 20' East 30.6 feet, South 65° 00' East 64.8 feet, North 22° 44' East 93.6 feet, South 83° 12' East 17.1 feet, North 38° 36' East 19.0 feet, North 47° 54' East 99.3 feet, North 51° 02' East 25.6 feet, North 9° 52' East 58.3 feet, North 14° 22' East 108.6 feet and North 24° 51' East 17.5 feet, thence along land of Mellick North 46° 54' East 64.5 feet, North 62° 53' East 38.5 feet, North 85° 07' East 38.6 feet and North 64° 37' East 19.3 feet, thence along land of Willers South 10° 28' East 76.1 feet and South 9° 32' East 100.36 feet to the westerly line of Valley Drive, thence along Valley Drive North 80° 22' East 1.75 feet, South 9° 38' East 281.73 feet and 12.1 feet along the arc of a circle curving to the right on a radius of 151.3 feet to the point of beginning and containing 6.959 acres.

The general boundaries of the above described tract of land are Northerly by land of Berry and land of Mellick; Easterly by land of Willers, by Valley Drive and by land of Gospodinoff; Southerly by land of Gospodinoff and land now or formerly of The B. T. Newman Bus Service, Inc.; Wasterly by land of the Releasor and land of Berry.

(Continued on attached Rider)

RIDERS

Said three tracts are contiguous.

Being the same premises conveyed by Fawn Hill, Inc. to the Releasor herein by Quit Claim Deed dated January 5, 1966 and recorded October 10, 1967 in the Greenwich Land Records.
To Have and to Hold the premises, with all the appurtenances, unto the said Releasee, its successors, and assigns forever, so that neither it the Releasee nor its successors or assigns nor any other person under it or them shall hereafter have any claim, right or title in or to the premises or any part thereof, but therefrom it and they are by these presents forever barred and excluded.

IN WITNESS WHEREOF, NORTH AMERICAN DEVELOPMENT CORPORATION, acting herein by Seymour Schwartz, its President, hereunto duly authorized, has hereunto set its name and affixed its corporate seal this 6th day of January, 1966.

By: ____________________________
    Seymour Schwartz, its President

[Signature]
FRANCIS X. LENNON, JR.

State of Connecticut, County of Fairfield

On this the 6th day of January, 1966, before me, the undersigned officer, personally appeared Seymour Schwartz who acknowledged himself to be the President of North American Development Corporation, 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 hereunto set my hand and official seal.

[Signature]
John G. Hegney
Commissioner of the Superior Court
To all People to Whom these Presents shall Come Greeting:

Know Ye, That FAYN ASSOCIATES, a Limited Partnership, organized and existing under the laws of the State of Connecticut, and having its principal place of business in the Town of Greenwich, County of Fairfield and State of Connecticut, acting herein by Seymour Schwartz, a General Partner, hereunto duly authorized, hereinafter referred to as the Grantor,

for the consideration of ONE ($1.00) DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS

received to its full satisfaction of GREENWICH ASSOCIATES, INC., a corporation organized and existing 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, acting herein by Seymour Schwartz, its President, hereunto duly authorized, hereinafter referred to as the Grantee,

do give, grant, bargain, sell and confirm unto the said GREENWICH ASSOCIATES, INC.

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

BEGINNING at a point formed by the intersection of the division line between land now or formerly of Pyne and the premises herein described with the easterly line of Weaver Street and proceeding thence along land of Pyne South 89° 04' East 132.0 feet and North 7° 50' East 92.2 feet to land now or formerly of Monick and proceeding thence along land now or formerly of Monick South 87° 16' East 154.0 feet, North 28° 20' East 10.4 feet, North 14° 44' East 38.0 feet, North 19° 02' East 60.2 feet, North 35° 35' East 26.4 feet; South 76° 00' East 65.8 feet, South 89° 08' East 35.0 feet, South 87° 55' East 65.1 feet, South 80° 13' East 83.1 feet to land now or formerly of Berry; South 22° 17' West thence along land now or formerly of Berry South 38° 30' East 37.3 feet, South 48° 15' East 27.2 feet and South 62° 32' East 27.94 feet; thence through land of Fawn Associates South 11° 35' 30" West 232.92 feet, South 38° 08' 40" West 148.58 feet; thence 47.12 feet along the arc of a circle curving to the right on a radius of 30.9 feet; thence still through land of Fawn Associates North 51° 51' 20" West 170.26 feet, South 38° 08' 40" West 265.0 feet, South 44° 51' 20" West 149.72 feet, South 66° 29' East 180.52 feet, South 51° 54' 50" East 96.54 feet; thence 47.12 feet along the arc of a circle curving to the right on a radius of 30.0 feet; thence through land of Fawn Associates South 38° 05' 10" West 136.62 feet to land now or formerly of Epstein; thence along said line of Epstein North 77° 03' West 411.87 feet to the easterly line of Weaver Street and proceeding thence along the easterly line of Weaver Street North 9° 18' East 14.6 feet, North 27° 56' East 294.8 feet, North 14° 05' East 126.1 feet, North 8° 43' West 49.5 feet, North 14° 18' East 32.4 feet, North 62° 06' West 13.6 feet and North 0° 59' West 122.4 feet to the point or place of beginning and containing 7.739 acres.

The general boundaries of the above described tract of land are:

NORTHERLY and WESTERLY: By land now or formerly of Pyne;

NORTHERLY, WESTERLY and again NORTHERLY:
EASTERLY and NORTH-EASTERLY: By land now or formerly of Berry;
EASTERNLY, SOUTHEASTERLY, BY land of Fawn Associates;
SOUTHEASTERLY, again
SOUTHEASTERLY, NORTHERLY,
NORTHEASTERLY and again
SOUTHEASTERLY;

SOUTHERLY: By land now or formerly of Epstein,
and

EASTERNLY, SOUTHERLY and By Weaver Street.
again EASTERNLY:

BEING a portion of the premises conveyed to the Grantor by North
American Development Corporation by Quit-Claim Deed dated January 6,
1966 and recorded in the Greenwich Land Records in Book 763 at
Page 253.

SAID premises are conveyed subject to:

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

(2) Second installment of the Town of Greenwich Tax on the List of

(3) Town of Greenwich Sewer Maintenance and Sewer Treatment Tax on
the List of October 1, 1972 due and payable in October, 1973.

(4) Effect, if any, of Grant from Abraham Slater to Greenwich Water
Company dated January 19, 1884 and recorded in the Greenwich Land
Records in Book 52 at page 456 as modified by Quit-Claim Deed from
Greenwich Water Company to Fawn Associates dated October 4, 1968
and recorded in said land records in Book 785 at page 146.

(5) Grant from Harry Jurman et ux to the Town of Greenwich dated
July 26, 1961 and recorded in said land records in Book 654 at
page 25.

(6) Easement and agreement contained in warranty deed from Harry
Jurman and Beatrice B. Jurman to DuClay Realty Corporation dated
August 19, 1964 and recorded in said land records in Book 709 at
page 521.

(7) Grant from Fawn Associates to The Greenwich Water Company dated
October 3, 1968 and recorded in said land records in Book 785 at
page 147.

(8) Grant from Fawn Associates to The Greenwich Water Company dated
June 6, 1973 and recorded in said land records in Book 855 at page 368.

(9) Second mortgage from Fawn Associates to John G. Heagney, Jr.,
Trustee for $750,000 dated February 17, 1972 and recorded in said land
records in Book 828 at page 609.

(10) Memorandum of Lease between Fawn Associates and Continental Can
Company, Inc. dated April 16, 1973 and recorded in said land records
in Book 853 at page 76.

(11) Memorandum of Lease between Fawn Associates and Anaconda Wire
and Cable Company dated May 25, 1973 and recorded in said land records
in Book 854 at page 923.

(12) Unrecorded Leases between Fawn Associates and the following
Lessees: Glyco Chemicals, Inc., Riegel Paper Corporation, Irvin
Industries, Inc., United Data Centers, Inc., The Pantostate Company,
Data Dimensions, Inc. and Sydney G. Rodgers Associates, Inc.

(13) First mortgage from Fawn Associates to The State National Bank
of Connecticut for $2,700,000.00 dated August 2, 1973 and recorded in
said land records in Book 860 at page 170.

"No Conveyance Tax collected

[Signature]

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

And also, it, the said grantor, do as for itself and its heirs, executors and administrators, covenant with the said grantee, and with its successors, heirs, and assigns, that at and until the enscaping of these presents, it is well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and has good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever, except as hereinbefore mentioned.

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

ASSOCIATES, by Seymour Schwartz, a General Partner, as aforesaid,

In Witness Whereof, FAWN has hereunto set its name and
hand and seal this 17TH day of SEPTEMBER in the year of our Lord
nineteen hundred and seventy-three.
Signed, Sealed and Delivered in presence of

FRANK R. STRAUB

C. Lawrence Paine

State of Connecticut,
County of FAIRFIELD

Personally Appeared SEYMOUR SCHWARTZ, a General Partner of FAWN
ASSOCIATES, 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.

C. Lawrence Paine Notary Public
Commission Expires: 4/1/76

Received SEP 4 1973 At 12:45 P.M
Town Clerk
To all people to whom these presents shall come, Greeting:

Known to the GREENWICH ASSOCIATES, INC., a corporation organized and existing under the laws of the State of Connecticut, and having its principal place of business in the Town of Greenwich, County of Fairfield and State of Connecticut, acting herein by Seymour Schwartz, its President, hereunto duly authorized, hereinafter referred to as the Grantor,

for the consideration of ONE ($1.00) DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS

received to its full satisfaction of FAWN ASSOCIATES, a Limited Partnership organized and existing under the laws of the State of Connecticut, and having its principal place of business in the Town of Greenwich, County of Fairfield and State of Connecticut, acting herein by Seymour Schwartz, a General Partner, hereunto duly authorized, hereinafter referred to as the Grantee,


do es give, grant, bargain, sell and confirm unto the said FAWN ASSOCIATES

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

BEGINNING at a point formed by the intersection of the division line between land now or formerly of Pyne and the premises herein described with the easterly line of Weaver Street and proceeding thence along land of Pyne South 89° 04' East 132.0 feet and North 7° 50' East 92.2 feet to land now or formerly of Monick and proceeding thence along land now or formerly of Monick South 87° 16' East 154.0 feet, North 28° 29' East 10.4 feet, North 14° 44' East 38.0 feet, North 19° 02' East 60.2 feet, North 35° 35' East 26.4 feet; South 76° 00' East 65.8 feet, South 82° 06' East 35.0 feet, South 87° 55' East 65.1 feet, South 80° 13' East 83.1 feet to land now or formerly of Berry; thence along land now or formerly of Berry South 22° 17' West 30.1 feet, South 39° 20' East 37.3 feet, South 48° 15' East 27.2 feet and South 62° 32' East 27.94 feet; thence through land of Fawn Associates South 11° 35' 30° West 232.92 feet, South 38° 06' 40° West 148.58 feet; thence 47.12 feet along the arc of a circle curving to the right on a radius of 30.0 feet; thence still through land of Fawn Associates North 51° 20' West 170.26 feet, South 38° 06' 40° West 265.0 feet, South 44° 51' 20' West 149.72 feet, South 86° 29' East 180.52 feet, South 51° 54' 50° East 96.54 feet; thence 47.12 feet along the arc of a circle curving to the right on a radius of 30.0 feet; thence South 38° 05' 10° West 136.62 feet to land now or formerly of Epstein; thence along said land of Epstein North 77° 03' West 41.87 feet to the easterly line of Weaver Street and proceeding thence along the easterly line of Weaver Street North 9° 18 East 14.6 feet, North 27° 56' East 294.8 feet, North 14° 05' East 126.1 feet, North 8° 43' West 49.5 feet, North 14° 18' East 32.4 feet, North 62° 06' West 13.6 feet and North 0° 59' West 122.4 feet to the point or place of beginning and containing 7.739 acres.

THE general boundaries of the above described tract of land are:

NORTHERLY and WESTERLY: By land now or formerly of Pyne;

NORTHERLY, WESTERLY and By land now or formerly of Monick;
again NORTHERLY:
EASTERLY and NORTH-EASTERLY: By land now or formerly of Berry.

EASTERLY, SOUTHEASTERLY, By land of Fawn Associates;
SOUTHWESTERLY, again
SOUTHEASTERLY, NORTHERLY,
NORTHEASTERLY and again
SOUTHEASTERLY:

SOUTHERLY: By land now or formerly of Epstein, and

EASTERLY, SOUTHERLY and By Weaver Street.
again EASTERLY:

BEING the same premises conveyed to the Grantor by the Grantee by Warranty Deed dated SEPTEMBER 4, 1973 and recorded in the Greenwich Land Records on SEPTEMBER 4, 1973 together with all the rights and privileges but subject, nevertheless, to the restrictions, covenants, easements and encumbrances therein set forth or referred to and subject also to a first mortgage in the amount of $5,000,000.00 from the Grantor to The State National Bank of Connecticut dated SEPTEMBER 4, 1973 and recorded in the Greenwich Land Records on SEPTEMBER 4, 1973.

"No Conveyance Tax collected"

[Signature]

Town Clerk of Greenwich

To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto it, the said grantee, and unto its successors and assigns forever, to its and their own proper use and behoof.

And also, it, the said grantor, does for itself and for its heirs, executors and administrators, covenant with the said grantee, and with its successors, assigns, that at and until the en封ing of these presents, it is well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and has good right to bargain and sell the same in manner and form as is above written; and that 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 heirs, executors and administrators forever to WARRANT AND DEFEND the above granted and bargained premises to it, the said grantee, and to its successors, assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.
ASSOCIATES, INC., by Seymour Schwartz, its President, as aforesaid,

In Witness Whereof, GREENWICH has hereunto set its name and
affixed its corporate seal

this 4th day of SEPTEMBER in the year of our Lord
nineteen hundred and seventy-three.

Signed, Sealed and Delivered in presence of

Donald C. Holden
C. Lawrence Paine

GREENWICH ASSOCIATES
Seymour Schwartz
its President

State of Connecticut,
County of FAIRFIELD

Personally Appeared SEYMOUR SCHWARTZ, President of GREENWICH
ASSOCIATES, INC., 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.

C. Lawrence Paine
Notary Public

My Commission Expires: 4/1/76

Received SEP 4 1973 At 2:52 PM

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

Know Ye, That FAWN ASSOCIATES, a Limited Partnership, organized and existing under the laws of the State of Connecticut, and having its principal place of business in the Town of Greenwich, County of Fairfield and State of Connecticut, acting herein by Seymour Schwartz, a General Partner, hereunto duly authorized, hereinafter referred to as the Grantor,

for the consideration of ONE ($1.00) DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS

received to its full satisfaction of GREENWICH ASSOCIATES, INC., a corporation organized and existing under the laws of the State of Connecticut, and having its principal place of business in said Town of Greenwich,

do give, grant, bargain, sell and confirm unto the said GREENWICH ASSOCIATES, INC.

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

BEGINNING at a point formed by the intersection of the division line between land now or formerly of Pyne and the premises herein described with the easterly line of Weaver Street and proceeding thence along land of Pyne South 89° 04' East 132.0 feet and North 7° 50' East 92.2 feet to land now or formerly of Monick and proceeding thence along land now or formerly of Monick South 87° 16' East 154.0 feet, North 28° 29' East 10.4 feet, North 14° 44' East 38.0 feet, North 19° 02' East 60.2 feet, North 35° 35' East 26.4 feet; South 76° 00' East 65.8 feet, South 82° 00' East 35.0 feet, South 87° 55' East 65.1 feet, South 80° 13' East 83.1 feet to land now or formerly of Berry; thence along land now or formerly of Berry South 22° 17' West 30.1 feet, South 39° 20' East 37.3 feet, South 40° 15' East 27.2 feet and South 62° 32' East 27.94 feet; thence through land of Fawn Associates South 11° 35' 30" West 232.92 feet, South 38° 08' 40" West 148.59 feet; thence 47.12 feet along the arc of a circle curving to the right on a radius of 30.0 feet; thence still through land of Fawn Associates North 51° 51' 20" West 170.26 feet, South 38° 08' 40" West 265.0 feet, South 44° 51' 20" West 149.72 feet, South 86° 29' East 180.52 feet, South 91° 54' 50" East 96.54 feet; thence 47.12 feet along the arc of a circle curving to the right on a radius of 30.0 feet; thence South 38° 05' 10" West 136.62 feet to land now or formerly of Epstein; thence along said land of Epstein North 77° 03' West 411.87 feet to the Easterly line of Weaver Street and proceeding thence along the easterly line of Weaver Street North 9° 18' East 14.6 feet, North 27° 56' East 294.8 feet, North 14° 05' East 126.1 feet, North 8° 43' West 49.5 feet, North 14° 18' East 32.4 feet, North 76° 06' West 13.6 feet and North 0° 59' West 122.4 feet to the point or place of beginning and containing 7.739 acres.

THE general boundaries of the above described tract of land are:

NORTHERLY and WESTERLY: By land now or formerly of Pyne;
NORTHERLY, WESTERLY and By land now or formerly of Monick;
again NORTHERLY:
EASTERLY and NORTH-By land now or formerly of Berry;
EASTERLY:
EASTERLY, SOUTHEASTERLY, By land of Fawn Associates;
SOUTHWESTERLY, again
SOUTHEASTERLY, NORTHERLY,
NORTHEASTERLY and again
SOUTHEASTERLY:
SOUTHERLY: By land now or formerly of Epstein,
and
EASTERLY, SOUTHERLY and By Weaver Street,
again EASTERLY:

BEING the same premises conveyed to the Grantor by Greenwich Associates,
Inc. by warranty deed dated September 4, 1973 and recorded in the
Greenwich Land Records in Book 864 at page 53 together with all the
rights and privileges therein set forth or referred to but subject
nevertheless to encumbrances of record.

"No Conveyance Tax collected

[Signature]
Town Clerk of Greenwich"
To Have and to Hold the above granted and bargained premises, with the
appurtenances thereof, unto it, the said grantee, and to its successors and assigns forever, to its
and their own proper use and behoof.

And also, it, the said grantor, does for itself and its executors and administrators, covenant with the said grantee, and with its successors, heirs and assigns, that at and until the enrolling of these presents, it is well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and has good right to bargain and sell the same in manner and form as is above written; and that 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 heirs, executors and administrators forever to WARRANT AND DEFEND the above granted and bargained premises to it, the said grantee, and to its successors, heirs and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

ASSOCIATES, by Seymour Schwartz, a General Partner, as aforesaid,

In Witness Whereof, has hereunto set its name and

hand and seal this 11th day of April, in the year of our Lord
nineteen hundred and seventy-four.

Signed, Sealed and Delivered in presence of

WILLIAM ZEFINAKAS
SIMPSON ZEFINAKAS
CAROL A. DOLSON

FAWN ASSOCIATES

State of Connecticut,
County of FAIRFIELD

SS. Greenwich

April 11, A.D. 1974

Personally Appeared SEYMOUR SCHWARTZ, a General Partner of FAWN
ASSOCIATES, 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 partnership,
before me.

Notary Public
My Commission Expires: 6/15

Received APR 11 1974 At 3:47 P.M. Town Clerk
To all People to Whom these Presents shall Come, Greeting:

Know Ye, That GREENWICH ASSOCIATES, INC., a corporation organized and existing under the laws of the State of Connecticut, and having its principal place of business in the Town of Greenwich, County of Fairfield and State of Connecticut, acting herein by Seymour Schwartz, its President, hereunto duly authorized, hereinafter referred to as the Grantor,

for the consideration of ONE ($1.00) DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS

received to its full satisfaction of FAWN ASSOCIATES, a Limited Partnership organized and existing under the laws of the State of Connecticut, and having its principal place of business in said Town of Greenwich,

"No Conveyance Tax collected

[Signature]

Town Clerk of Greenwich"

does give, grant, bargain, sell and confirm unto the said FAWN ASSOCIATES

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

BEGINNING at a point formed by the intersection of the division
line between land now or formerly of Pyne and the premises
herein described with the easterly line of Weaver Street and
proceeding thence along land of Pyne South 89° 04' East 132.0
feet and North 7° 50' East 92.2 feet to land now or formerly
of Monick and proceeding thence along land now or formerly of
Monick South 87° 16' East 154.0 feet, North 28° 29' East 10.4
feet, North 14° 44' East 38.0 feet, North 19° 02' East 60.2
feet, North 35° 35' East 26.4 feet, South 76° 00' East 65.8
feet, South 82° 08' East 35.0 feet, South 87° 55' East 65.1 feet,
South 80° 13' East 83.1 feet to land now or formerly of Berry;

thence along land now or formerly of Berry South 22° 17' West
30.1 feet, South 39° 20' East 37.3 feet, South 48° 15' East
27.2 feet and South 62° 32' East 27.94 feet; thence through
land of Fawn Associates South 11° 35' 30" West 232.92 feet,
South 38° 08' 40" West 185.8 feet; thence 47.12 feet along the arc
of a circle curving to the right on a radius of 30.0 feet;

thence still through land of Fawn Associates North 51° 51' 20"
West 170.26 feet, South 35° 08' 40" West 265.0 feet, South 44° 51'
20' West 149.72 feet, South 86° 25' East 180.52 feet, South
51° 54' 50" East 96.54 feet; thence 47.12 feet along the arc
of a circle curving to the right on a radius of 30.0 feet; thence
South 38° 05' 10" West 136.62 feet to land now or formerly of
Epstein; thence along said land of Epstein North 77° 03' West
411.87 feet to the Easterly line of Weaver Street and proceeding
thence along the Easterly line of Weaver Street North 9° 18'
East 14.6 feet, North 27° 56' East 294.8 feet, North 14° 05' East
126.1 feet, North 8° 43' West 49.5 feet, North 14° 18' East 32.4
feet, North 62° 06' West 13.6 feet and North 0° 59' West 122.4
feet to the point or place of beginning and containing 7.739 acres.

THE general boundaries of the above described tract of land are:

NORTHERLY and WESTERLY: By land now or formerly of Pyne;
NORTHERLY, WESTERLY and By land now or formerly of Monick;
again NORTHERLY:

EASTERLY and NORTH-
EASTERLY:

EASTERLY, SOUTHEASTERLY, By land of Pawn Associates;
SOUTHWESTERLY, again
SOUTHEASTERLY, NORTHERLY,
NORTHEASTERLY and again
SOUTHEASTERLY;

SOUTHERLY: By land now or formerly of Epstein,

and

EASTERLY, SOUTHERLY and By Weaver Street.
again EASTERLY:

BEING the same premises conveyed to the Grantor by the Grantee by
warranty deed dated April 11, 1974 and recorded in the Greenwich
Land Records on April 11, 1974 together with all the rights and
privileges but subject, nevertheless, to the encumbrances therein set
forth or referred to.
To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto it, the said grantee, and unto its successors and assigns forever, to its and their own proper use and behoof.

And also, it, the said grantor, does for itself and for its executors and administrators, covenant with the said grantee, and with its successors, heirs and assigns, that at and until the enrolling of these presents, it is well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and has good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever, except as hereinbefore mentioned.

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

ASSOCIATES, INC., by Seymour Schwartz, its President, as aforesaid,

In Witness Whereof, GREENWICH / has hereunto set its name and affixed its corporate seal this 17th day of April in the year of our Lord nineteen hundred and seventy-four.

Signed, Sealed and Delivered in presence of

GEOCHINOSZAK

GREENWICH ASSOCIATES, INC.

By

Seymour Schwartz
Its President

State of Connecticut,
County of FAIRFIELD

Personally Appeared SEYMOUR SCHWARTZ, President of GREENWICH ASSOCIATES, INC., as aforesaid, Signer and Sealer of the foregoing Instrument, and acknowledged the same to be his free act and deed and the free act and deed of said corporation, before me.

Notary Public

Commission Expires: Apr 17, 1975

Received 1977 17 July 1974
At 2:15 P.M

Town Clerk
KNOW YE, THAT PARN ASSOCIATES, a Limited Partnership, organized and existing under the laws of the State of Connecticut, and having its principal place of business in the Town of Greenwich, County of Fairfield and State of Connecticut, acting herein by Seymour Schwartz, a General Partner, hereunto duly authorized, hereinafter referred to as the Grantor,

for the consideration of ONE ($1.00) DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS

received to its full satisfaction of GREENWICH ASSOCIATES, INC., a corporation organized and existing under the laws of the State of Connecticut, and having its principal place of business in said Town of Greenwich,

"No Conveyance Tax collected

Town Clerk of Greenwich,)

do give, grant, bargain, sell and confirm unto the said GREENWICH ASSOCIATES, INC. ALL that certain tract, piece or parcel of land, together with the buildings and improvements thereon, situated in the Town of Greenwich, County of Fairfield and State of Connecticut, and bounded and described as follows:

BEGINNING at a point formed by the intersection of the division line between land now or formerly of Pyne and the premises herein described with the easterly line of Weaver Street and proceeding thence along land now or formerly of Monick South 88° 04' East 132.0 feet and North 7° 50' East 62.2 feet to land now or formerly of Monick and proceeding thence along land now or formerly of Monick South 88° 16' East 154.0 feet, North 28° 29' East 10.4 feet, North 14° 44' East 35.0 feet, North 19° 02' East 60.2 feet, North 35° 35' East 26.4 feet, South 76° 00' East 65.8 feet, South 82° 03' East 35.0 feet, South 87° 55' East 65.1 feet, South 80° 13' East 83.1 feet to land now or formerly of Berry; thence along land now or formerly of Berry South 22° 17' East 30.1 feet, South 39° 20' East 37.3 feet, South 48° 15' East 27.2 feet and South 62° 32' East 27.94 feet; thence through land of Parn Associates South 11° 35' 30" West 232.92 feet, South 38° 05' 40" West 168.58 feet; thence 47.12 feet along the arc of a circle curving to the right on a radius of 30.0 feet; thence still through land of Parn Associates North 51° 31' 20" West 170.36 feet, South 31° 04' 40" West 265.0 feet, South 44° 51' 30" West 265.72 feet, South 06° 29' East 180.52 feet, South 51° 56' 50" East 90.54 feet; thence 47.12 feet along the arc of a circle curving to the right on a radius of 30.0 feet; thence South 38° 05' 10" West 156.62 feet to land now or formerly of Epstein; thence along said land of Epstein North 77° 03' West 411.37 feet to the easterly line of Weaver Street North 9° 18' East 14.6 feet, North 27° 56' East 294.8 feet, North 14° 05' East 125.1 feet, North 8° 43' West 49.5 feet, North 15° 10' East 32.8 feet, North 62° 06' West 13.6 feet and North 0° 59' West 122.4 feet to the point or place of beginning and containing 7.739 acres.

The general boundaries of the above described tract of land are:

NORTHERLY and WESTERLY: By land now or formerly of Pyne;

NORTHERLY, WESTERLY and again NORTHERLY: By land now or formerly of Monick;
EASTERLY and NORTH-EASTERLY:

EASTERLY, SOUTHEASTERLY, SOUTHWESTERLY, again
SOUTHEASTERLY, NORTHERLY, NORTHEASTERLY and again
SOUTHEASTERLY:

SOUTHERLY:

EASTERLY, SOUTHERLY and again EASTERLY:

By land now or formerly of Berry;

By land of Fawn Associates;

By land now or formerly of Epstein, and

By Weaver Street.

BEING the same premises conveyed to the Grantor by Greenwich Associates, Inc. by warranty deed dated September 4, 1973 and recorded in the Greenwich Land Records in Book 864 at page 53 together with all the rights and privileges therein set forth or referred to but subject nevertheless to encumbrances of record.

To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto it, the said grantee, and to its heirs, successors and assigns forever, to its own proper use and behoof.

And also, it, the said grantor, does for itself and its heirs, executors and administrators, covenant with the said grantee, and with its heirs, successors, heirs and assigns, that at and until the ensacling of these presents, it is well seized of the premises, as a good indefeasible estate in Fee Simple; and has good right to bargain and sell the same in manner and form as is above written; and that 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 heirs, executors and administrators forever to WARRANT AND DEFEND the above granted and bargained premises to it, the said grantee, and to its heirs, successors, heirs and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

ASSOCIATES, by Seymour Schwartz, a General Partner, as aforesaid,

In Witness Whereof, FAWN / has hereunto set its name and

not and seal this 14th day of June, in the year of our Lord nineteen hundred and seventy-four.

Signed, Sealed and Delivered in presence of

Vivienne C. Miller

Seymour Schwartz

Wilhelmina Zelenakas

State of Connecticut,
County of FAIRFIELD

June 14, A.D. 1974

Personally Appeared SEYMOUR SCHWARTZ, a General Partner of FAWN ASSOCIATES,
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 partnership,

before me.

Mortimer P. Barnes
Notary Public
My Commission Expires: 3/31/75

Received JUN 17 1974 At 12:56 P.M. [Signature]
Town Clerk
On all People in Whom these Present shall Come Greeting:

Know Ye, That GREENWICH ASSOCIATES, INC., a corporation organized and existing under the laws of the State of Connecticut, and having its principal place of business in the Town of Greenwich, County of Fairfield and State of Connecticut, acting herein by Seymour Schwartz, its President, hereunto duly authorized, hereinafter referred to as the Grantor,

for the consideration of ONE ($1.00) DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS

received to its full satisfaction of FAWN ASSOCIATES, a Limited Partnership, organized and existing under the laws of the State of Connecticut, and having its principal place of business in said Town of Greenwich,

do give, grant, bargain, sell and confirm unto the said FAWN ASSOCIATES

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

BEGINNING at a point formed by the intersection of the division line between land now or formerly of Pyne and the premises herein described with the easterly line of Weaver Street and proceeding thence along land now or formerly of Monick and proceeding thence along land now or formerly of Monick South 87° 16' East 154.0 feet, North 28° 29' East 10.4 feet, North 14° 44' East 38.0 feet, North 19° 02' East 60.2 feet, North 35° 35' East 26.4 feet, South 76° 00' East 65.8 feet, South 82° 08' East 35.0 feet, South 87° 55' East 65.1 feet, South 60° 13' East 83.1 feet to land now or formerly of Berry; thence along land now or formerly of Berry South 22° 17' West 30.1 feet, South 39° 20' East 37.3 feet, South 48° 15' East 27.2 feet and South 62° 32' East 27.94 feet; thence through land of Fawn Associates South 11° 35' 30" West 232.92 feet, South 38° 08' 40" West 148.58 feet; thence 47.12 feet along the arc of a circle curving to the right on a radius of 30.0 feet; thence still through land of Fawn Associates North 51° 51' 29" West 170.26 feet, South 38° 09' 40" West 265.0 feet, South 44° 51' 20" West 149.72 feet, South 86° 29' East 100.52 feet, South 51° 54' 50" East 96.54 feet; thence 47.12 feet along the arc of a circle curving to the right on a radius of 30.0 feet; thence South 38° 05' 10" West 136.62 feet to land now or formerly of Epstein; thence along said land of Epstein North 77° 03' 41.187 feet to the easterly line of Weaver Street and proceeding thence along the easterly line of Weaver Street North 9° 18' 14.6 feet, North 27° 56' East 294.8 feet, North 14° 05' East 126.1 feet, North 8° 43' West 49.5 feet, North 14° 18' East 32.4 feet, North 62° 06' West 13.6 feet and North 0° 59' West 122.4 feet to the point or place of beginning and containing 7.739 acres.

THE general boundaries of the above described tract of land are:

NORTHERLY and WESTERLY: By land now or formerly of Pyne;

NORTHERLY, WESTERLY and again NORTHERLY:
EASTERLY and NORTH-EASTERLY: By land now or formerly of Berry;

EASTERLY, SOUTHEASTERLY, SOUTHWESTERLY, again SOUTHEASTERLY, NORTHERLY, NORTHEASTERLY and again SOUTHEASTERLY:

SOUTHERLY: By land now or formerly of Epstein, and

EASTERLY, SOUTHERLY and again EASTERLY: By Weaver Street.

BEING the same premises conveyed to the Grantor by the Grantee by warranty deed dated June 14, 1974 and recorded in the Greenwich Land Records on June 17, 1974 together with all the rights and privileges but subject, nevertheless, to the encumbrances therein set forth or referred to.

"No Conveyance Tax collected

[Signature]

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

And also, it, the said grantor, does for itself and for its executors and administrators, covenant with the said grantee, and with its successors and assigns, that at and until the enrolling of these presents, it is well seized of the premises, as a good indefeasible estate in FEE SIMPLE, and has good right to bargain and sell the same in manner and form as is above written; and that 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 executors and administrators forever to WARRANT AND DEFEND the above granted and bargained premises to it, the said grantee, and to its successors, heirs and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

ASSOCIATES, INC., by Seymour Schwartz, its President, as aforesaid, has affixed its corporate seal hereunto set its name and
in Witness Whereof, GREENWICH / / hereunto set its name and head and this 19th day of June, in the year of our Lord nineteen hundred and seventy-four.

Signed, Sealed and Delivered in presence of

Vivienne C. Miller
Wilhelmina Zelenakas

GREENWICH ASSOCIATES, INC.

State of Connecticut, County of FAIRFIELD

Personally Appeared SEYMOUR SCHWARTZ, President of GREENWICH ASSOCIATES, INC., as aforesaid, Signer and Sealer of the foregoing Instrument, and acknowledged the same to be his free act and deed and the free act and deed of said corporation, before me.

Notary Public

Mortimer P. Barnes

My Commission Expires: 3/31/75

Town Clerk

Received JUN 18 1974 At 12:50 PM
CERTIFICATE OF CHANGE OF NAME

TO WHOM IT MAY CONCERN:

Be it known that the undersigned, FAWN ASSOCIATES LIMITED PARTNERSHIP, a Connecticut limited partnership having a place of business at 100 Putnam Green in the Town of Greenwich, County of Fairfield and State of Connecticut, owning real property located in said Town of Greenwich, has converted to FAWN ASSOCIATES LIMITED LIABILITY COMPANY, a Connecticut limited liability company having a place of business at 100 Putnam Green, Greenwich, Connecticut pursuant to articles of organization filed with the Connecticut secretary of the state on April 23, 1996.

The undersigned has executed and acknowledged this certificate and filed it with the Greenwich Town Clerk to be recorded and indexed in the Greenwich land records.

Dated this 23rd day of April, 1996.

Signed, sealed and delivered in the presence of:

[Signatures]

FAWN ASSOCIATES LIMITED PARTNERSHIP

By: [Signature]

Seymour Schwartz,

General Partner

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

ss: Stamford

April 23, 1996

On this the 23rd day of April, 1996, before me, the undersigned officer, personally appeared SEYMOUR SCHWARTZ, known to me to be the person whose name is subscribed to the within instrument, and who acknowledged himself to be a general partner of FAWN ASSOCIATES LIMITED PARTNERSHIP, a Connecticut limited partnership, and that he, as such general partner, being authorized so to do, executed the same for the purposes therein contained, by signing the name of the partnership by himself as such general partner, and that the same is the free act and deed of said partnership and is his free act and deed as such general partner.

IN WITNESS WHEREOF, I hereunder set my hand.

[Signature]

Commissioner of the Superior Court

Received for Record APR 25 1996 at 2h 35m P M and recorded by [Signature] Town Clerk
WARRANTY DEED

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

Know ye, that PARN ASSOCIATES LIMITED LIABILITY COMPANY, a limited liability company existing under the laws of the State of Connecticut (the "Grantor"), for Ten Dollars ($10.00) and other good and valuable consideration received to its full satisfaction of PROPERTY CONNECTICUT CORP. ORK CORPORATION, formed under the laws of the State of Oregon (the "Grantee"), does give, grant, bargain, sell and confirm unto the said Grantee, all of that certain piece or parcel of land, together with the buildings and improvements thereon known and designated as Buildings 1-6, Greenwich Office Park, Greenwich, Connecticut, being more particularly bounded and described on Schedule A attached hereto and made a part hereof.

To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee and its successors and assigns forever, to its and their own proper use and behoof. And also, the said Grantor does for itself, its successors and assigns, covenant with the said Grantee and its successors and assigns, that at and until the sequealing of these presents, it is well seised of the premises, as a good indefeasible estate in Fee Simple; and has good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as herein stated or referred to.

And furthermore, 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 the said Grantee and its successors and assigns, against all claims and demands whatsoever, except as herein and in such schedules stated.

This Warranty Deed is delivered subject to all matters of record as set forth on Schedule B annexed hereto and incorporated herein by reference.

In Witness Whereof, PARN ASSOCIATES LIMITED LIABILITY COMPANY has caused these presents to be executed by its Member this 24th day of April, 1997.

Signed and Delivered in the presence of:

[Signature]

PARN ASSOCIATES LIMITED LIABILITY COMPANY

By: [Signature]
Name: Steven J. Schacter
Title: Member

STATE OF NEW YORK
COUNTY OF NEW YORK

On this the 24th day of April, 1997, before me, Clay Schaller, the undersigned officer, personally appeared Steven J. Schacter, who acknowledged himself to be the Member of PARN ASSOCIATES LIMITED LIABILITY COMPANY, and that he, as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

IN WITNESS WHEREOF, I hereunto set my hand.

[Signature]
Notary Public
My Commission Expires:

[Signature]
Notary Public State of New York
No. 10B0045525
Qualified in Nassau County
Land Description

ALL that certain piece, parcel or tract of land; together with the buildings and improvements of every kind and
description now or hereafter erected or placed thereon,
and situated in the Town of Greenwich, County of Fairfield,
and State of Connecticut, shown on a certain map entitled
"Survey of Greenwich Office Park, Property of Pauw
Associates, Greenwich, Conn.", Certified Substantially
Correct by Robert A. Devaul for S.E. Minor & Co., Inc.
Civil Engineers, Greenwich, Conn., dated Aug. 20, 1974,
revised Oct. 29, 1974, June 4, 1975, June 12, 1975, and
April 13, 1984, and, in accordance with which map, said
premises are bounded and described as follows:

BEGINNING at a point formed by the intersection of the
division line between land now or formerly of Pyne and
the premises herein described, the easterly line of
Weaver Street and proceeding thence along land of Pyne
South 89 degrees 04' East 132.0 feet and North 7 degrees
50' East 92.2 feet to land now or formerly of Monick
and proceeding thence along land now or formerly of Monick
South 87 degrees 16' East 154.0 feet, North 28 degrees 29'
East 10.4 feet, North 14 degrees 44' East 38.0 feet, North
19 degrees 02' East 60.2 feet, North 35 degrees 35' East
26.4 feet, South 75 degrees 00' East 65.8 feet, South 82
degrees 08' East 35.0 feet, South 87 degrees 00' East 65.1
feet, South 80 degrees 13' East 23.1 feet to land now or
formerly of Berry; thence along land now or formerly
Berry South 22 degrees 17' West 30.1 feet, South 39 degrees
20' East 37.3 feet, South 48 degrees 16' East 27.2 feet,
South 62 degrees 32' East 86.9 feet, South 33 degrees 41'
East 27.2 feet, South 5 degrees 32' East 24.6 feet, South
30 degrees 20' East 30.6 feet, South 66 degrees 00' East
64.8 feet, North 22 degrees 44' East 93.6 feet, South 83
degrees 12' East 17.1 feet, North 38 degrees 38' East 19.0
degrees 47' East 99.3 feet, North 51 degrees
02' East 25.6 feet, North 9 degrees 52' East 58.3 feet,
North 14 degrees 22' East 108.6 feet and North 26 degrees
51' East 17.5 feet to land now or formerly of Mellick;
thence along land now or formerly Mellick North 46
degrees 54' East 84.5 feet, North 62 degrees 07' East 38.5
feet, North 85 degrees 07' East 39.6 feet and North 64
degrees 37' East 39.3 feet to land now or formerly of
Rigby; thence along land now or formerly of Rigby South
10 degrees 26' East 76.4 feet, South 9 degrees 52' East
300.56 feet and North 80 degrees 22' East 17.75 feet to the
West line of Valley Drive; thence along the West
line of Valley Drive South 9 degrees 38' East 281.23 feet;
thence 12.1 feet along the arc of a circle curving to the
right on a radius of 151.3 feet to land now or formerly of Gospodinoff; thence along land now or formerly of Gospodinoff South 71 degrees 24' West 44.8 feet, South 49 degrees 25' West 22.9 feet, South 61 degrees 22' West 29.1 feet, South 57 degrees 39' West 53.1 feet, South 47 degrees 25' West 11.1 feet, South 36 degrees 19' West 32.1 feet, South 59 degrees 22' West 10.0 feet, South 55 degrees 18' West 190.1 feet, South 55 degrees 00' West 58.9 feet, South 16 degrees 28' West 16.9 feet, South 7 degrees 05' East 24.1 feet and South 2 degrees 29' East 61.4 feet to land now or formerly of Space Realty Inc.; thence along land now or formerly of Space Realty Inc. South 63 degrees 52' West 225.9 feet; thence still along land of Space Realty Inc. to and along land now or formerly of Duclay Realty Corp., South 49 degrees 53' West 154.4 feet; thence still along land now or formerly of Duclay Realty Corp. to and along land now or formerly of Peter Mitchell, et al, South 57 degrees 02' West 81.37 feet, South 58 degrees 02' West 27.84 feet and South 63 degrees 26' West 111.41 feet to land now or formerly of Epstein; thence along land now or formerly of Epstein North 77 degrees 03' West 519.79 feet to the Easterly line of Weaver Street; thence along the Easterly line of Weaver Street North 9 degrees 16' East 14.6 feet, North 27 degrees 56' East 294.8 feet, North 14 degrees 05' East 126.1 feet, North 6 degrees 41' West 49.6 feet, North 14 degrees 18' West 37.4 feet, North 62 degrees 06' West 13.6 feet and North 6 degrees 59' West 122.4 feet to the point or place of beginning and containing 16.060 acres.
CHICAGO TITLE INSURANCE COMPANY
COMMERCIAL OWNER'S POLICY FORM
SCHEDULE B

Policy Number: 974200134A

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

Title Exceptions are as follows:

1. Taxes to the City/Town of Greenwich on the Grand List of October 1, 1996 and subsequent lists, however, this policy insures that said taxes are current and the next payment is not yet due and payable.

2. Sewer maintenance charge to the Town of Greenwich not due and payable.

3. Grant of easement from Fawn Associates to the Greenwich Water Company recorded in Book 785 at Page 147 of the Greenwich Land Records as shown on survey entitled "Survey of Property for Oregon Public Employees' Retirement Fund, Greenwich, Conn." dated February 12, 1997 prepared by S.E. Minor & Co., Inc. Scale 1" = 50'.


5. Grant of easement to the Greenwich Water Company recorded in Book 855 at Page 368 of the Greenwich Land Records as shown on survey entitled "Survey of Property for Oregon Public Employees' Retirement Fund, Greenwich, Conn." dated February 12, 1997 prepared by S.E. Minor & Co., Inc. Scale 1" = 50'.


7. Rights of others in and to the uninterrupted flow of any brook, pond, culvert or drain within or crossing the premises.

This policy valid only if Schedule B is attached.
Policy Number: 974200134A


The First Amendment of Promissory Note and Mortgage Deed was recorded in Book 2515 at Page 61.

This policy valid only if Schedule B is attached.
CHICAGO TITLE INSURANCE COMPANY
COMMERCIAL OWNER'S POLICY FORM
SCHEDULE B

Policy Number: 974200134A


17. Rights of parties as tenants in possession only with no right of first refusal or purchase option.

This policy valid only if Schedule B is attached.
NOTE: The following endorsements appearing after Schedule B are an integral part of this policy:
Survey Reading, Access, Altria 9
Waiver of Arbitration, Tie-in, Gap, Same as Legal Survey and Co-Insurance

Countersigned

Authorized Signatory

This policy valid only if Schedule B is attached.

Received for Record APR 25 1997 at 8 h 47 m A. M. and recorded by

Town Clerk
After recording return to:

Greenwich Park LLC  
2 Dearfield Drive, Suite 3  
Greenwich, CT 06831

STATUTORY WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT:

PROPERTY CONNECTICUT OBLW ONE CORPORATION, an Oregon corporation ("Grantor"), having an address of c/o Clarion Partners, 230 Park Avenue, 12th Floor, New York, NY 10169, for a good and valuable consideration received to its full satisfaction of GREENWICH PARK LLC, a Delaware limited liability company ("Grantee"), having an office at 2 Dearfield Drive, Suite 3, Greenwich, CT 06831, does hereby grant to Grantee with WARRANTY COVENANTS: See Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Grantor executes this instrument this 4 day of November, 2016

GRANTOR:

PROPERTY CONNECTICUT OBLW ONE CORPORATION, an Oregon corporation

By: Clarion Partners, LLC, a New York limited liability company, (d/b/a Clarion Partners), its duly authorized agent

By: 
Name: 
Title: its Authorized Person

Witness:

Print Name:

Print or Type Name

Witness:

Print Name:

Print or Type Name
The Latest Address of Grantee:
Greenwich Park LLC
2 Dearfield Drive, Suite 3
Greenwich, CT 06831

STATE OF Washington
COUNTY OF King

On this the ___ day of November, 2016, before me, the undersigned officer, personally appeared STEPHEN PLATNER who acknowledged himself/herself to be the Authorized Person of PROPERTY CONNECTICUT OBJLW ONE CORPORATION, a corporation, and that he/she, as such Authorized Person, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Authorized Person as his/her free act and deed and the free act and deed of such corporation.

In Witness Whereof I hereunto set my hand.

Gloria J. Thomas
Commissioner of the Superior Court
Notary Public
My Commission Expires: 10/14/20
LEGAL DESCRIPTION

Greenwich Office Park - Buildings 1-6
51 Weaver Street, Greenwich, CT

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

Beginning at the point formed by the intersection of the division line between land formerly of Pyne now Ranstrom and the premises herein described with the easterly line of Weaver Street and running thence along land of Ranstrom S. 89° 04' E. 132.0 feet and N. 7° 50' E. 92.2 feet to land formerly of Monick now Pheasant Run, a condominium, thence along land of Pheasant Run, S. 87° 16' E. 154.0 feet, N. 28° 29' E. 10.4 feet, N. 14° 44' E. 38.0 feet, N. 19° 02' E. 60.2 feet, N. 35° 35' E. 26.4 feet, S. 76° 00' E. 65.8 feet, S. 82° 08' E. 35.0 feet, S. 87° 55' E. 65.1 feet, S. 80° 13' E. 83.1 feet to land formerly of Berry now Wilson, thence along land of Wilson S. 22° 17' W. 30.1 feet, S. 39° 20' E. 37.3 feet thence still along land of Wilson to and along land formerly Mellick, now Heath S. 48° 15' E. 27.2 feet thence still along land of Heath S. 62° 32' E. 86.9 feet, S. 33° 41' E. 27.2 feet, S. 5° 32' E. 24.6 feet, S. 30° 20' E. 30.6 feet, S. 65° 00' E. 64.8 feet, N. 22° 44' E. 93.6 feet, S. 83° 12' E. 17.1 feet, N. 38° 38' E. 19.0 feet, N. 47° 54' E. 99.3 feet, N. 51° 02' E. 25.6 feet, N. 9° 52' E. 58.3 feet, N. 14° 22' E. 108.6 feet and N. 24° 51' E. 17.5 feet to land of Lavery thence along land of Lavery N. 46° 54' E. 84.5 feet, N. 62° 53' E. 38.5 feet, N. 85° 07' E. 38.6 feet and N. 64° 37' E. 19.3 feet to land formerly of Rigby now Santoro, thence along land of Santoro S. 10° 28' E. 74.02 feet, S. 78° 48' 30" E. 27.53 feet, S. 10° 32' 30" W. 56.77 feet and S. 87° 46' E. 3.17 feet to the westerly line of Valley Drive, thence along the westerly line of Valley Drive 40.98 feet along the arc of a circle curving to the left on a radius of 194.03 feet, N. 80° 22' E. 1.75 feet, S. 9° 38' E. 281.23 feet and 12.1 feet along the arc of a circle curving to the right on a radius of 151.3 feet to land formerly of Gospodino now Ghent Limited Partnership, thence along land of Ghent Limited Partnership S. 71° 24' W. 44.8 feet, S. 49° 25' W. 22.9 feet, S. 61° 22' W. 29.1 feet, S. 57° 39' W. 53.1 feet, S. 47° 25' W. 11.1 feet, S. 38° 19' W. 32.1 feet, S. 59° 22' W. 10.0 feet, S. 55° 18' W. 190.1 feet, S. 55° 00' W. 58.9 feet, S. 14° 28' W. 16.9 feet, S. 7° 05' E. 25.1 feet and S. 2° 29' E. 61.4 feet to land formerly of Space Realty Inc. Now Liim, thence along land of Liim S. 63° 52' W. 225.5 feet, thence still along land of Liim to and along formerly of Duclay Realty Corp. now Park View Associates S. 49° 53' W. 154.4 feet, thence still along land of Park View Associates to and along formerly of Peter Mitchell, et al, now McManus Securities Co., L.P. S. 57° 02' W. 81.37 feet, thence still along land of McManus Securities Co., L.P. S. 59° 02' W. 27.84 feet and S. 63° 26' W. 111.41 feet to land formerly of Epstein now Pinnacle Corp., thence along land of Pinnacle Corp. N. 77° 03' W. 519.79 feet to the easterly line of Weaver Street, thence northerly along the easterly line of Weaver Street N. 9° 18' E. 14.6 feet, N. 27° 56' E. 294.8 feet, N. 14° 05' E. 125.1 feet, N. 9° 43' W. 49.5 feet, N. 14° 18' E. 32.4 feet, N. 62° 05' W. 13.6 feet and N. 0° 59' W. 122.4 feet to the point or place of beginning.

Being the same premises as shown as Buildings 1-6 on Survey of Property For Oregon Employees Retirement Fund Greenwich, Conn recorded in the Greenwich Town Clerk's Office as Map No. 7186.
PERMITTED EXCEPTIONS

1) Real property taxes constituting a lien but not yet due and payable.

2) Matters affecting the condition of title to the Property created by or with the written consent of Grantee.

3) Such state of facts discoverable by an accurate survey and inspection of the Property.

4) Rights of tenants in possession under any unrecorded leases or notices of leases.

5) Grant in favor of The Greenwich Water Company recorded, in Volume 52 at Page 456 of the Greenwich Land Records; said easement was partially released by deed recorded April 3, 1969 in Volume 785 at page 140; said easement was supplemented by document recorded April 3, 1969 in Volume 785 at page 147 all of the Greenwich Land Records.

6) Grant from the Edgewood Park Land Company to the United Electric Light and Water Company dated November 18, 1915 and recorded in Volume 15 at page 406. (from Warranty Deed recorded in Volume 528 at page 183, Building 8 and from Warranty Deed recorded in Volume 1082 at page 188, Building 9) (Buildings 8 & 9).


8) Easement to The Connecticut Light and Power Company dated March 16, 1945 and recorded in Volume 411 at page 100 of the Greenwich Land Records. (Valley Drive)

9) Grant from Meffert & Company, Inc. to the Connecticut Light and Power Company dated November 19, 1946 and recorded in Volume 415 at page 556. (from Warranty Deed recorded in Volume 1082 at page 188) (Building 9)

10) Easement to The Connecticut Light and Power Company dated October 14, 1946 and recorded in Volume 415 at page 557 of the Greenwich Land Records. (Valley Drive)

11) Grant of Sewer Easement recorded in Volume 679 at page 16 of the Greenwich Land Records as shown on Map No. 7186.

12) Grant of easement to the Town of Greenwich recorded in Book 679 at Page 19 as modified by Agreement between Fawn Associates and the Town of Greenwich recorded in Book 905 at Page 156 and also in Book 905 at Page 238 of the Greenwich Land Records as shown Map No. 7186. (Buildings 1-6)

13) Grant of Sewer Easement recorded in Volume 679 at page 21 of the Greenwich Land Records as shown on Map No. 7186.

15) Grant of easement from Fawn Associates to the Greenwich Water Company recorded in Book 785 at Page 147 of the Greenwich Land Records as shown on Map No. 7186. (Buildings 1-6)

16) Grant of easement to the Greenwich Water Company recorded in Book 855 at Page 368 of the Greenwich Land Records as shown on Map No. 7186.


20) Rights of others in and to the uninterrupted flow of any brook, pond, culvert or drain within or crossing the premises as referenced in deed recorded in Volume 2907 at page 3. (from Warranty Deed recorded in Volume 2907 at page 3) (Buildings 1-6)


26) Terms and conditions of the letter from the Greenwich Planning and Zoning – Land Use Department dated December 18, 2014 and recorded February 17, 2015 in Volume 6852 at page 19 of the Greenwich Land Records. (Buildings 1-6)

28) Rights of others in and to the waters of any brooks, streams or drains located on or running through said premises.

29) Notes and conditions as shown on Map No. 4621 and Map No. 7816.

30) Notes and conditions as shown on Map #8786 showing property of One East Weaver Street, LLC and Property Connecticut OBJLW One Corporation prepared by SE Minor Corp. and recorded on February 26, 2015. (Ref. 74, 7)
BOOK 275 MISCELLANEOUS

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10th day of January, A. D. 1930.

Signed, Sealed and Delivered

in presence of

Eveline C. Howell
James R. Mead

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

TOWN OF DUNNICK

Personally appeared OPHILLI HEBDAU signee and sealor of the foregoing Instrument and acknowledged the same to be her free act and deed, before me.

James R. Mead, Notary Public

Received for Record Jan. 10, 1930 at 4:15 P. M. and recorded by:

Tom Clark

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

KNOW YE, THAT THE EDGAR COMPANY, a corporation organized and existing under and pursuant to the laws of the State of Connecticut, and located in the Town of Greenwich, County of Fairfield, in said State, acting herein by Albert Edgar, its President, and Walter A. Coleman, its Treasurer, hereunto duly authorized, for the consideration of One (1) Dollar and other valuable considerations, received to its full satisfaction of EMMA SCHWARTZ, of the City, County and State of New York, DOES GIVE, SELL, BARGAIN, SELL AND CONFIRM, unto the said EMMA SCHWARTZ

All those certain tracts, pieces or parcels of land, situated in said Town of Greenwich, and known and designated as Lots Nos. 1 and 2 on a certain map entitled "Edgar-Monroe Property of The Edgar Company, Greenwich, Conn." made by S. E. Miner & Co., Inc., Civil Engineers, Greenwich, Conn. Oct. 23, 1929, filed or to be filed in the Town Clerk's office of said Town of Greenwich, reference thereto being had.

Together with the right to use the private roads shown on the above entitled map for all purposes of travel and for the purpose of laying and maintaining therein water, sewer, gas, electric light and telephone wires, poles and/or conduits, in the same manner as though the said private roads were public highways.

Being a portion of the premises conveyed to the Grantee under the name of The Edgar Development Company, by warranty deed from The Meafair Corporation, Inc., dated December 21, 1928 and recorded in the Greenwich Land Records in Book 263 at page 194; together with the rights and privileges but subject nevertheless to the restrictive covenants, agreements and encumbrances therein set forth, in so far as they affect the above described premises.

Said premises are also subject to the Town of Greenwich tax list of June 1, 1929 due and payable January 1, 1930 and to the zoning laws, rules and regulations as established in and for the Town of Greenwich.

This deed is given and accepted upon the following express covenants and agreements,

which shall run with the land hereby conveyed and be in favor of all and any person forever.
benefit of the Grantor, its successors and assigns, and be binding upon the
Grantor, her heirs, executors, administrators and assigns, viz:
That the premises hereby conveyed shall not be subdivided for the purpose of sale
or other transfer of the same without the written consent of the Grantor, except
that Lot No. 1 or No. 2 may be conveyed separately.
That the premises will not be used for any business purpose of any kind or nature
whatsoever, or for any purpose other than for a strictly private residence.
That no buildings shall be erected on either of said lots other than one dwelling
house and such outbuildings as are usually incidental thereto, which residences
shall be a one family dwelling house and shall cost not less than $30,000, ex-
cepting the cost of the gardener's or chauffeur's cottage, which the Grantor may
determine it advisable to build in addition to that of her own residence.
Plans, specifications, and location of buildings or any addition thereto to be
approved of by the Grantor in writing, a copy of the plans and specifications to
be filed with the Grantor before any ground is broken or construction erected.
That no board fences shall be erected, or any other fence, or hedge
shall be erected, or maintained, more than five (5) feet in height, without the
written consent of the Grantor.
Building Line: That no dwelling house or any other outbuilding shall be built
nearer than fifty (50) feet to either road adjoining said premises, nor nearer
than fifty (50) feet to any side line, or nearer than thirty (30) feet to the
rear line, without the written consent of the Grantor.
That no "For sale" or "For rent" signs will be placed upon said property without
the written consent of the Grantor.
That no trees of any kind located on the roadway in front of said premises shall
be cut down, destroyed, or removed, without the consent of the Grantor, its suc-
cessors and assigns, and the consent of the Town authorities, who may have the jur-
sisdiction over the same.
Repurchase: It is further understood and agreed that in the event the Grantee
shall on or before January 1, 1940, receive a bona-fide offer to purchase the pre-
mises hereby conveyed, which she or they are willing, to accept, she or they will
give to the Grantor the first option to repurchase at the price offered, and it
shall have forty-eight (48) hours in which to accept or decline its purchase,
Sundays and Holidays excluded.
Fencing Grounds: Any waste of any kind, and all laundry shall be concealed from
all roads running through or bordering upon the property of the Grantor.
That no obnoxious or offensive animal or fowl shall be kept upon the premises.
Roads: The Grantor agrees to bear and pay her portion of the necessary expenses
of keeping in good order and repair the ways and avenues, the proportion of such
expenses which each land owner is to pay to be assessed upon the real estate of
each land owner there located at its valuation on the grand list of the Town of
Greenwich, compiled last before making such assessment, at such rate as shall
produce upon the valuation of all of the real estate in this development an amount
sufficient to meet such expenses after the same has been laid out and constructed
until said roads have been turned over to an association of the property owners,
if it so merits with their approval or until such roads become public highways.
Said assessment if any shall be payable the first of May.
The foregoing covenants shall run with the land and be binding upon the Grantee,
BOOK 275 MISCELLANEOUS

her heirs, assigns, executors, executors, and administrators.

TO HAVE AND TO HOLD the above granted and bargained premises, with the privileges
and appurtenances thereof unto her the said Grantee, her heirs and assigns, for-
ever, to her and their own proper use and behoof.

AND ALSO, It the said Grantee does for itself, its successors and assigns, coven-
ant with the said Grantee, her heirs and assigns, that at and until the exca-
vating of these premises, It is well sealed of the premises, as a good impeccable
estate, in fee simple; and have good right to bargain and sell the same, in man-
er and form as is above written, and that the same is free from all encumbrances
whatever, except as aforesaid.

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

IN WITNESS WHEREOF, THE EDGAR COMPANY, by Albert Edgar, its President, and Walter
A. Coleman, its Treasurer, hereunto duly authorized, has hereunto set its corporate
name and affixed its corporate seal this 10th day of January, A. D. 1930.

Signed, Sealed and Delivered

in presence of

Charles W. Pettengill

By Albert Edgar

John B. Kesting

President.

Walter A. Coleman

Treasurer.

STATE OF CONNECTICUT )

GREENWICH,

COUNTY OF FAIRFIELD )

January 10, 1930.

Personally appeared THE EDGAR COMPANY, by Albert Edgar, its President, and Walter
A. Coleman, its Treasurer, 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.

Charles W. Pettengill Notary Public.

Received for Record Jan. 10, 1930 at 4:57 P. M. and recorded by

Town Clerk.

KNOW ALL MEN BY THESE PRESENTS:

That THE EDGAR CORPORATION, a corporation organized and existing under the laws of
the State of New York, and having its principal office and place of business at
No. 40 Wall Street, in the Borough of Manhattan, City, County and State of New
York, acting hereby by Walter E. Hope, its President hereunto duly authorized,
for the consideration of one hundred and sixty Dollars (160.00) lawful money of
the United States, received in full satisfaction of The Wilbrook Holding
Company, a corporation organized and existing under the laws of the State of
Connecticut having its principal office and place of business in the Town of
Greenwich, County of Fairfield, and State of Connecticut; as by these presents

promises, releases and forever quitclaim unto said Wilbrook Holding Company, all
right, title, interest, claim and demand whatsoever which the said Wilbrook Company
ought to have in or to all that certain lot, piece or parcel of land wit-
the buildings and improvements theron, situate, lying and being in the Town of
Greenwich, State of Connecticut, and bounded and described as follows:

Beginning at a point in the northerly line of Anderson Road 161.16 ft., westerly
from the westerly line of West Brother Drive as measured along the northerly line
of Anderson Road and running thence along the northerly line of Anderson Road to
BOOK III MISCELLANEOUS

I, David W. Miller, do solemnly swear, and am 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 Westchester with his autograph signature; that as such Notary Public he was duly authorized by the laws of the State of New York to attest 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 10 day of May 1946.

Notary Public

[Signature]

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

KNOW YE, THAT I, MURRAY VEBER, of the Town of Greenwich, County of Fairfield and State of Connecticut, am Trustee of the Estate of Emma Schwartz, late of New York, deceased, under and by virtue of the power and authority given to me as such Trustee by the Last Will and Testament of said Emma Schwartz, as more fully appears by reference to said Will, a copy of which Will is on file in the Probate Court for the District of Greenwich, and in consideration of the sum of One Hundred ($100) Dollars and other good and valuable considerations received to my full satisfaction of FREDERICK W. MILLER and ANNA S. MILLER, husband and wife, of Westfield, New Jersey, DO GIVE, GRANT, SELL AND CONFIRM unto the said FREDERICK W. MILLER and ANNA S. MILLER, all the right, title, interest, claim and demand which the said Emma Schwartz had at the time of her death, or which I, as such Trustee, have or ought to have in and to:

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

FIRST TRACT: Comprising Lots Nos. 1 and 2 on a certain map entitled "Edgar Vanor Property of The Egan Company, Greenwich, Conn." made by S. E. Minor & Co., Inc., Civil Engineers, Greenwich, Conn. Oct. 31, 1929, filed in the Town Clerk's Office of said Town of Greenwich, reference thereto being had.

SECOND TRACT: Comprising the northerly portion of a strip 22 feet wide connecting the main part of Lot No. 3 with Alden Terrace as shown on the above entitled map, and bounded and described as follows:

Beginning at the point formed by the intersection of the division line between land hereby conveyed and other land of said Estate with the southerly line of land now or formerly of Marion S. Potter, and running thence along other land of said Estate South 12° 19' West 145.87 feet and 20.00 feet along the arc of a circle curving to the right on a radius of 77.50 feet to a point, thence through land now or formerly of The Egan Company and along the former division line between land now or formerly of The Edgewood Park Land Co. and land now or formerly of Cyphele Become, North 9° 06' West 20.2 feet and North 7° 30' East 0.76 feet, thence leaving said former division line but still through land now or formerly of The Egan Company North 12° 19' East 182.3 feet to land now or formerly of Marion S. Potter, thence along land now or formerly of Marion S. Potter South 70° 44' East 28.15 feet to the point of beginning and containing 0.077 acres.
BOOK 411 MISCELLANEOUS

The general boundaries of the above described tract of land are northerly by land now or formerly of Marion J. Potter, easterly by other land of the estate, and westerly by land now or formerly of The Edgar Company, and coming to a point at its southerly extremity.

Being the same premises conveyed to the said Emma Schwartz by two Deeds from The Edgar Company, the first dated January 10, 1930 and recorded in the Greenwich Land Records in Book 275 at Page 227, and the second dated August 8, 1935 and recorded in said Land Records in Book 278 at Page 129.

Together with the rights and privileges but subject, nevertheless, to the restrictive covenants, agreements and provisions in said Deeds set forth or referred to in so far as they may affect the above described premises and except in so far as the same may have been subsequently modified.

Said premises are subject to the zoning and planning laws, rules and regulations as established in and for the Town of Greenwich and to the second installment of the Town of Greenwich Tax on the list of June 1, 1945, due and payable in July, 1946.

TO HAVE AND TO HOLD the above described tract of land, with the appurtenances thereof, unto the said Emma Schwartz, her heirs and assigns forever, to them and their heirs and assigns forever.

AND FURTHERMORE, I, the said Grantor, do by these presents bind myself, my successors and assigns, forever to warrant and defend the above described tract of land, to the said Grantee, their heirs and assigns, and against all claims and demands of any person or persons claiming by, from or under me, as Trustee aforesaid, except as aforesaid.

IN WITNESS WHEREOF I have hereunto set my hand and seal this 9th day of May, 1940, as Trustee aforesaid.

Signed, Sealed and Delivered in presence of:

Geo. W. Ogelmitt
K. Ulrich W. Shes

M. Vernon

STATE OF NEW YORK
COUNTY OF NEW YORK

May 9th 1946

MURRAY VERNON, as Trustee.

Personally appeared MURRAY VERNON, as Trustee aforesaid, signer and sealer of the foregoing instrument and acknowledged the same to be his free act and deed, as such Trustee, before me

(Notary Seal)

Helen A. Bowden, Notary Public

Commission expires Mar. 30, 1947

STATE OF NEW YORK
COUNTY OF NEW YORK

I, ARCHIBALD R. WATSON, County Clerk and Clerk of the Supreme Court, New York County, the same being a Court of Record having by law a seal, DO HEREBY CERTIFY, that Helen A. Bowden whose name is subscribed to the annexed deposition, certificate of acknowledgment or proof, was at the time of taking the said a NOTARY PUBLIC acting in and for said County, duly commissioned and sworn, and qualified to act as such; that he has filed in the Clerk's office of the County of New York a certificate of his appointment and qualification as a Notary Public for the County of Westchester with his autograph signature; that as such Notary Public he was duly authorized by the laws of the State of New York to protest notes, to take and certify depositions, to administer oaths and affirmations, to take affidavits and certify the acknowledgment or proof of deeds and other written instruments for lands, tenements and
BOOK III MISCELLANEOUS

herself, 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 amended instrument is genuine.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 10 day of

May 1946.

[Stamp]

[Seal]

John H. Watson, County Clerk and Clerk
of the Supreme Court, New York County

Received for Record May 13, 1946 at 9:40 A.M. and recorded by:

[Signature]

KNOW ALL MEN BY THESE PRESENTS

THAT we, HAROLD K. WATSON and CLARENCE G. MAINE, both of the City of Yonkers, County of Westchester and State of New York,

For the consideration of $1.00 ($1.00) DOLLAR and other valuable considerations,

renewed to our full satisfaction of FRANCIS C. WATSON, also of the City of Yonkers, in said County and State,

do by these presents remise, release, and forever QUIT CLAIM unto the said FRANCIS C. WATSON

all right, title, interest, claim and demand whatsoever, which we the said RELEASEES, have or ought to have in or to all those two certain tracts, pieces or parcels of land, with the buildings and improvements, thereto situate at Riverside, in the Town of Greenwich, Connecticut, bounded and described as follows:

FIRST TRACT: Beginning at a point distant 103.1 feet Westerly as measured along the Southerly line of the Boston Post Road from the intersection of said Southerly line of said Boston Post Road with the Westerly line of Lockwood Lane and running thence South 10 degrees, 6' West 209.3 feet to property of Luke Vincent Lockwood, running thence North 82 degrees, 48' West 20.3 feet, and thence North 80 degrees, 54' West 49.7 feet all along property of said Luke Vincent Lockwood to other land now or formerly of Louis Silver, and running thence North 10 degrees, 16' 30.6 feet to the Boston Post Road, and running thence North 85 degrees, 44' East 49 feet along the Southerly line of Boston Post Road, and thence running North 64 degrees, 21 East 8 feet along said Southerly line of said Boston Post Road to the place of beginning, said premises being known as Plot 2 on a certain map entitled, "Map Showing Property Owned by Louis Silver, Riverside, Greenwich, Conn., certified substantially correct, Charles Swenson, Jr., Engineer and Surveyor, January 25th, 1928."

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


SECOND TRACT: Bounded northerly one hundred eighty-three and 15/100 (183.15) feet more or less by the Boston Post Road, easterly one hundred eighty-one (181) feet more or less by Lockwood Lane, southerly one hundred sixty (160) feet more or less by land of Alex L. Synnorp, and westerly one hundred twenty nine and 3/10 (129.3) feet more or less by land of Frank E. DeLongy. Said premises being the northerly portion of plot number one (1) as laid down on a certain map entitled, "Map Showing Property Owned by Louis Silver, Riverside, Greenwich, Conn." on file in the Greenwich Town Clerk's office as map number ten hundred seventy-four (1074) reference thereto being had for a more particular description thereof.

Being the same premises conveyed to the releasers herein by Louis Taniok and John Puchs, by warranty deed dated December 13, 1927, and recorded in the Greenwich Land Records in Book 280 at page 73.
1. Zoning and Town planning laws, rules and regulations as established in and for the Town of Greenwich.

2. Town of Greenwich Taxes on the list of June 1, 1950, due and payable in January and July, 1951, which tax the grantors herein assume and agree to pay.


Said premises are conveyed together with all rights, easements and privileges set forth in a certain deed from Archibald H. Turnick to Eastern Conn. Builders, Incorporated, dated January 10, 1900, and recorded in the Greenwich Land Records in Book 44 at page 150, in common with others to whom this right has been granted or may hereafter be granted.

The Grantors, for the Grantors and the heirs and assigns of the Grantors, further covenant and agree that if the Event the Grantors, or the heirs or assigns of the Grantors, for a period of five (5) years from the date hereof, shall receive a bona fide offer to purchase the premises hereby conveyed, which offer said Grantors or the heirs or assigns of the Grantors, are willing to accept, the Grantor shall then have for a period of forty-eight (48) hours from receipt of notice in writing by the Grantor of said offer the first option to repurchase said premises at the price offered.

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

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

IN WITNESS WHEREOF, EASTERN CONN. BUILDERS, INCORPORATED, by Paul C. Venick, its President, as aforesaid, has heretofore set its corporate seal and affixed its corporate seal hand and seal this 10th day of November in the year of our Lord nineteen hundred and fifty.

Signed, Sealed and Delivered

[Signature]

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

(Personal Appearance)

November 10th, A.D. 1950,

Personally Appeared EASTERN CONN. BUILDERS, INCORPORATED, by Paul C. Venick, its President

Signed 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.

[Seal]

Benjamin P. Farris, Notary Public

Received for record Nov. 13, 1950 at 9:01 A.M. and recorded by:

[Stamp] Town Clerk

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

KNOW YE, That WE, FREDERICK W. MILLER and ANNA L. MILLER, husband and wife, of Easton, County
of Northampton and Commonwealth of Pennsylvania,
for the consideration of One (1) Dollar and other good and valuable considerations,
received to our full satisfaction of ARTHUR S. RAWHORSE and MARGIE GORDON RAWHORSE, husband
and wife, of the City of Stamford, County of Fairfield, and State of Connecticut,
do give, grant, bargain, sell and confirm unto the said ARTHUR S. RAWHORSE and MARGIE GORDON
RAWHORSE,
all those certain tracts, pieces or parcels of land, with the buildings and improvements
thereon, situated in the Town of Greenwich, County of Fairfield and State of Connecticut,
bounded and described as follows:
FIRST TRACT: Comprising Lots Nos. 1 and 2 on a certain map entitled "Edgar Minor Property
of the Edgar Company, Greenwich, Conn." made by S. E. Minor & Co., Inc., Civil Engineers, Green-
wich, Conn. Oct. 20, 1929, on file in the Town Clerk's Office of said Greenwich and therein
numbered Map No. 1269, reference thereto being had.
SECOND TRACT: Comprising the northerly portion of a strip 22 feet wide connecting the main
part of Lot No. 3 with Alden Terrace as shown on the above-entitled map, and bounded and de-
scribed as follows:
Beginning at the point formed by the intersection of the division line between land hereby
conveyed and land now or formerly of the Estate of Emma Schwartz with the southerly line of
land now or formerly of Marlon S. Potter, and running thence along land now or formerly of
the Estate of Emma Schwartz South 12° 30' East 146.07 feet and 20.24 feet along the arc of
a circle curving to the right on a radius of 77.56 feet to a point, thence along land now or,
formerly of The Edgar Company and along the former division line between land now or
formerly of The Edgewood Park Land Co. and land now or formerly of Ophelia Fremont North 8°
01' East 50.2 feet and North 7° 30' East 0.75 feet, thence leaving said former division line
but still along land now or formerly of The Edgar Company North 12° 19' East 126.6 feet to
land now or formerly of Marlon S. Potter, thence along land now or formerly of Marlon S.
Potter South 70° 44' East 20.15 feet to the point of beginning and containing 0.077 acres.
The general boundaries of the above-described tract of land are northerly by land now or
formerly of Marlon S. Potter, easterly by land now or formerly of the Estate of Emma Schwartz,
and westerly by land now or formerly of The Edgar Company, and coming to a point at its
southerly extremity.
THIRD TRACT: Known and designated as Plot F, on a certain map entitled "Revised Map No. 3
of Edgar Minor Property of the Edgar Company, Greenwich, Conn." made by S. E. Minor & Co., Inc.
Civil Engineers, Greenwich, Conn. July 3, 1931 revised to April 4, 1932, on file in the Town
Clerk's Office of said Greenwich and therein numbered Map No. 1267, reference thereto being
had for a more particular description of said premises.
Together with the right to use the private roads adjoining said premises for all purposes
of travel and for the purpose of connecting with the public utilities laid or to be laid
therein, in, so far as said rights are appurtenant to said premises.
Said premises are conveyed subject to the following:
1. Zoning and planning laws, rules and regulations established in and for the Town of Green-
wich,
2. Town of Greenwich Tax on the List of June 1, 1960, due and payable in January and July
1961, which tax the Grantees assume and agree to pay,
3. Restrictive covenants, agreements and provisions contained in the following, in so far
as they may now affect the premises;
(A) Warranty Deed from The Kuehner Corporation, Inc. to The Edgar Development Company, dated
December 21, 1929 and recorded in Greenwich Land Records in Book 263 at Page 94. 
(B) Agreement between Duane Armstrong et als and Noria Realty Corporation, dated May 12,
1926 and recorded in said land records in Book 291 at Page 466.

[C] Warranty Deed from The Edgar Company to Erma Schwartz, dated January 10, 1926, and recorded
in said land records in Book 276 at Page 297.

[D] Warranty Deed from The Edgar Company to Cornelia Hepner Vernon, dated April 11, 1933 and
recorded in said land records in Book 302 at Page 154.

[E] Warranty Deed from The Edgar Company to Erma Schwartz, dated August 8, 1936, and recorded
in said land records in Book 276 at Page 109.

4. Said premises are subject also to the following grants, in so far as they may now affect
the premises:

[A] Grant from Edgewood Park Land Company to New York Telephone Company and United Electric
Light and Water Company, dated November 16, 1916 and recorded in said land records in Book
101 at Page 406.

[B] Grant from The Edgar Company to the Connecticut Light and Power Company, dated April
19, 1936, and recorded in said land records in Book 276 at Page 456.

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

The Grantees covenant that they have not encumbered the property during their ownership, or
performed any act which prejudices the title of the Grantors.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 15th day of November, in
the year of our Lord nineteen hundred and fifty.

Signed, Sealed and Delivered

in presence of

Charles E. Pettengill
Frederick W. Miller (L. S.)

H. C. Roberts
Anna S. Miller (L. S.)

STATE OF CONNECTICUT,

COUNTY OF FAIRFIELD,

November 15, A.D. 1926.

Personally appeared FREDERICK W. MILLER and ANNA S. MILLER, Signers and Sealers of the fore-
mentioned instrument, and acknowledged the same to be their free act and deed before me.

I do hereby certify that Frederick W. Miller and Anna S. Miller, Signers and Sealers of the fore-
mentioned instrument, were personally known to me, and acknowledged the same to be their free act and deed.

Charles W. Pettengill, Notary Public

Received for Record Nov. 15, 1926 at 11:47 A.M. and recorded by:-

... Town Clerk...

AGREEMENT OF MODIFICATION made this 4th day of November, A.D. 1960, between WILLIAM H., WADDAMS,
JR., of the Town of Greenwich, County of Fairfield and State of Connecticut, hereinafter
sometimes referred to as the "Grantee", party of the first part, and THE PRUDENTIAL INSURANCE
COMPANY OF AMERICA, a corporation organized and existing under the laws of New Jersey, hereina-
fter sometimes referred to as the "Grantee", party of the second part:

WHEREAS, the Grantee executed and delivered to the Grantee a certain mortgage note in the
principal sum of $24,000, secured by a first mortgage deed on certain real property, with the
buildings and all other improvements thereon, situated at Riverside, in the said Town of
Greenwich, bounded northerly 129.04 feet by Harris Road, which mortgage deed is dated October
2, 1960, and was recorded in the Greenwich Land Records on said date in Book 286 at Page 106;

WHEREAS, there was unintentionally omitted from said mortgage deed the clause hereinafter
set forth and numbered "9"; and

WHEREAS, the parties hereto desire to incorporate said clause in said mortgage deed;

NOW THEREFORE, this AGREEMENT WITNESSETH:

SECTION 1. Said mortgage deed from the Grantee to the Grantee shall be and the same hereby
is modified by adding to the terms and conditions thereof, immediately following the con-
TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, That we, ARTHUR S. BARROWS and BESSIE GORDON BARROWS, of the Town of Greenwich, County of Fairfield and State of Connecticut, for the consideration of One ($1.00) Dollar and other valuable considerations received to our full satisfaction of WESTLEY LEWISON, of the City, County and State of New York, do give, grant, bargain, sell and confirm unto the said WESTLEY LEWISON

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

FIRST TRACT: Comprising Lots Nos. 1 and 2 on a certain map entitled "Edgar Manor Property of the Edgar Company, Greenwich, Conn." made by S. E. Minor & Co., Inc., Civil Engineers, Greenwich, Conn., Oct. 23, 1929, on file in the Town Clerk's Office in said Greenwich and therein numbered Map No. 1363, reference thereto being had.

SECOND TRACT: Comprising the northerly portion of a strip 22 feet wide connecting the main part of Lot No. 3 with Alden Terrace as shown on the above entitled map, and bounded and described as follows: Beginning at the point formed by the intersection of the division line between land herein described and land now or formerly of the Estate of Emma Schwartz with the southerly line of land now or formerly of Marion S. Potter and running thence along said line of land now or formerly of the Estate of Emma Schwartz South 12° 19' West 145.87 feet and 26.24 feet along the arc of a circle curving to the right on a radius of 77.55 feet to a point, thence along said line of land now or formerly of The Edgar Company and along the former division line between land now or formerly of The Edgewood Park Land Co. and land now or formerly of Cathella Bercone, North 8° 08' West 50.2 feet and North 7° 20' East 0.75 feet, thence leaving said former division line but still along land now or formerly of The Edgar Company, North 19° 26.5 feet to land now or formerly of Marion S. Potter, thence along said line of land now or formerly of Marion S. Potter, South 70° 44' East 22.15 feet to the point of beginning.

The general boundaries of the above described tract of land are northerly by land now or formerly of the Estate of Emma Schwartz and westerly by land now or formerly of The Edgar Company, and coming to a point at its southerly extremity, easterly also by land now or formerly of the Estate of Emma Schwartz.

THIRD TRACT: Known and designated as Plot F on a certain map entitled "Revised Map No. 2 of Edgar Manor Property of The Edgar Company Greenwich, Conn," made by S. E. Minor & Co., Inc., Civil Engineers, Greenwich, Conn., July 9, 1931 Revised to April 4, 1932, on file in the Town Clerk's Office of said Greenwich and therein numbered Map No. 1317, reference thereto being had for a more particular description of said premises.

Together with all right, title and interest, if any, of the grantors in and to any land lying in the bed of any streets, roads or avenues opened or proposed, in front of or adjoining said premises, to the center line thereof.

Said premises are conveyed subject to the following:
1. Zoning and planning laws, rules and regulations as established in and for the Town of Greenwich.


3. Restrictive covenants, agreements and provisions set forth in a deed from The Macfearup Corp. Inc. to Edgar Development Company dated December 31, 1926 and recorded in said Land Records in Book 262 at page 104.


5. Restrictive covenants, agreements and provisions set forth in a deed from Edgar Development Company to Marion S. Potter, dated December 23, 1929 and recorded in said Land Records in Book 275 at page 147.


7. Restrictive covenants set forth in a deed from Edgar Company to Emma Schwartz, dated August 8, 1930 and recorded in said Land Records in Book 278 at page 120.

8. Restrictive covenants and agreements set forth in a deed from Edgar Company to Cornelia Ruppert Vernon, dated April 11, 1933 and recorded in said Land Records in Book 301 at page 154.


11. Any state of facts which an accurate survey of the premises would show.

TO HAVE AND TO HOLD the above granted and bargained premises,

with the appurtenances thereof, unto him, the said grantees, his

heirs and assigns forever, to his and their own proper use and ben-

efit.

AND ALSO, we, the said grantors, do for ourselves and our heirs

and assigns, covenant with the said grantees, his 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 encumbrances

whatsoever, except as hereinbefore mentioned.

AND FURTHERMORE, we, the said grantors, do by these presents

bind ourselves and our heirs and assigns forever to WARRANT AND

DEFEND the above granted and bargained premises to him, the said

grantee, his heirs and assigns, against all claims and demands what-

soever, except as hereinbefore mentioned.
IN WITNESS WHEREOF, we have hereunto set our hands and seals this 15th day of April, in the year of our Lord nineteen hundred and fifty-five.

Signed, Sealed and Delivered in the presence of:

ARTHUR S. BARROWS

BESSIE GORDON BARROWS

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

SS: Greenwich
APRIL 15, A. D., 1955

Personally appeared ARTHUR S. BARROWS and BESSIE GORDON BARROWS, signers and sealers of the foregoing instrument, and acknowledged the same to be their free act and deed, before me.

Notary Public

APR 15 1955
To all People to Whom these Presents shall Come Greeting:

Know Ye, that I, HORSEY BALL, of the Town of Greenwich, County of Fairfield and State of Connecticut

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

received to My full satisfaction of THOMAS V. WILLS of said Town of Greenwich, County of Fairfield and State of Connecticut

do give, grant, bargain, sell and confirm unto the said THOMAS V. WILLS all those certain pieces, parcels or tracts of land, situated in the Town of Greenwich, County of Fairfield and State of Connecticut, with the buildings and improvements thereon, bounded and described as follows:


SECOND TRACT: Comprising the northerly portion of a strip 22 feet wide connecting the east part of Lot No. 3 with Main Street as shown on the above entitled map, and bounded and described as follows:
Beginning at the point formed by the intersection of the division line between land hereby conveyed and land now or formerly of the Estate of Zena Schwartze with the southerly line of land now or formerly of Thomas D. Potter, and running thence along said land now or formerly of the Estate of Zena Schwartze South 12° 19' East up 37 feet and 29.5 feet along the arc of a circle convex to the right on a radius of 77.5 feet to a point, thence along land now or formerly of The Edger Company and along the former division line between land now or formerly of The Edger Company and land now or formerly of Ophelia Herron, North 3° 03' East 50.2 feet and North 70° 30' East 0.75 feet, thence due west said former division line being still along land now or formerly of The Edger Company, North 12° 19' East 126.5 feet to land now or formerly of Marion J. Potter, thence along land now or formerly of Marion J. Potter, South 70° 44' East 22.1 feet to the point of beginning.

The general boundaries of the above described tract of land are northerly by land now or formerly of Marion J. Potter, and westerly by land now or formerly of The Edger Company, and ending to a point at its southerly extremity, easterly also by land now or formerly of the Estate of Zena Schwartze.

THIRD TRACT: Known as Plot F on a certain map entitled "Survey of a Tract of Land Known as the Edger Manor Property of The Edger Company Greenwich, Conn.," made by C. S. Minor & Co., Inc., Civil Engineers, Greenwich, Conn., July 9, 1931 Revised to April 15, 1932, on file in the Town Clerk's Office of said Greenwich and therein numbered Map No. 1171, reference thereto being had for a more particular description of said premises.

Being the same premises conveyed to the Grantor by Arthur D. Bevers and Beatrice Gordon Bevers by warranty deed dated April 15, 1955 and recorded in the Greenwich Land Records in Book 933 at page 166.
Said premises are conveyed subject to the following, in so far as they may affect:

1. Zoning and Town 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, 1959 due and payable in July, 1960, which tax the Grantor herein assumes and agrees to pay.


8. Restrictive covenants set forth and referred to in a deed from Edgar Company to Emma Schwartz, dated August 3, 1930 and recorded in said land records in Book 273 at page 129.

9. Restrictive covenants and agreements set forth in a deed from The Edgar Company to Cornelia Snow, dated April 11, 1933 and recorded in said land records in Book 302 at page 134.

10. Utility Grant from Edgar Company to Connecticut Light and Power Company, dated April 19, 1930 and recorded in said land records in Book 279 at page 356.

11. Agreement and Consent from the Trustees of the Estate of Emma Schwartz to The Edgar Company, dated January 3, 1933 and recorded in said land records in Book 302 at page 38.

12. Mortgage from the Grantor to Arthur S. Barrows and Beulah Gordon Barrows, originally in the amount of $70,000.00, dated April 15, 1955 and recorded in the Greenwich Land Records in Book 533 at page 109, which mortgage and the note thereby secured were assigned by Arthur S. Barrows and Beulah Gordon Barrows to the First-Stamford National Bank and Trust Co. as Trustees under a trust agreement dated August 10, 1955 to The Arthur S. Barrows and First-Stamford National Bank and Trust Co. by Quit Claim Deed dated September 16, 1962 and recorded in the Greenwich Land Records in Book 593 at page 269, which mortgage now in the amount of $55,100.00, the Grantor herein hereby assumes and agrees to pay.
To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto him the said grantee his heirs, assigns forever, to his and their own proper use and behoof.

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

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

In Witness Whereof, I have hereunto set my hand and seal this 1st day of April, in the year of our Lord nineteen hundred and sixty.

Signed, Sealed and Delivered in presence of

[Signatures]

State of Connecticut,
County of FAIRFIELD; ORIGINAT. April 1, A.D. 1960

Personally Appeared WENNEY LEWISON

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

[Signatures]

APR 1 1960 2:31 PM. Attest: TOWN CLERK

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

KNOW YE, That I, THOMAS F. WILLES, of the Town of Greenwich,
County of Fairfield and State of Connecticut,

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

40 West Elm Street, in

received to my full satisfaction of MARGARET M. GALVIN, of said Town of
Greenwich,

do give, grant, bargain, sell and confirm unto the said MARGARET M. GALVIN,

ALL those certain pieces, parcels or tracts of land, together with the buildings and improvements thereon, situated in the said Town of Greenwich, bounded and described as follows:

FIRST TRACT: Comprising Lots Nos. 1 and 2 on a certain map entitled, "Edgar Manor Property of the Edgar Company, Greenwich, Conn.", made by S. E. Minor & Co., Inc., Civil Engineers, Greenwich, Conn., Oct. 23, 1929, on file in the Town Clerk's Office of said Greenwich and therein numbered Map No. 1383, reference thereto being had.

SECOND TRACT: Comprising the northerly portion of a strip 22 feet wide connecting the main part of Lot No. 3 with Alden Terrace as shown on the above-entitled map, and bounded and described as follows: BEGINNING at the point formed by the intersection of the division line between land hereby conveyed and land now or formerly of the Estate of Emma Schwartz with the southerly line of land now or formerly of Marion S. Potter, and running thence along land now or formerly of the Estate of Emma Schwartz South 12° 19' West 145.87 feet and 26.24 feet along the arc of a circle curving to the right on a radius of 77.55 feet to a point, thence along land now or formerly of The Edgar Company and along the former division line between land now or formerly of The Edgewood Park Land Co. and land now or formerly of Ophelia Bercum, North 8° 08' West 50.2 feet and North 7° 30' East 0.75 feet, thence leaving said former division line but still along land now or formerly of The Edgar Company, North 12° 19' East 125.5 feet to land now or formerly of Marion S. Potter, thence along land now or formerly of Marion S. Potter, South 70° 44' East 22.15 feet to the point of beginning.

The general boundaries of the above-described tract of land are northerly by land now or formerly of Marion S. Potter, and westerly by land now or formerly of The Edgar Company, and coming to a point as the same is shown on the above-entitled map, made by S. E. Minor & Co., Inc., Civil Engineers, Greenwich, Conn., July 9, 1931, revised to April 4, 1932, on file in the Town Clerk's Office of said Greenwich and therein numbered Map No. 1517, reference thereto being had for a more particular description of said premises.

BEING the same premises conveyed to the grantor by Westley Lewis on by warranty deed dated April 1, 1960, and recorded in the Greenwich Land Records in Book 630 at Page 450.

Said premises are conveyed subject to the following:

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

3. Any future sewer construction assessments, not yet due and payable.


5. Restrictive covenants, agreements and provisions contained in a certain deed from The Maclean Corporation, Inc. to The Edgar Development Company, dated December 21, 1928, and recorded in Book 263 at Page 194.

6. Restrictive covenants, agreements and provisions contained in a warranty deed from The Edgar Company to Emma Schwartz, dated August 8, 1930, and recorded in said land records in Book 278 at Page 129.

7. Any rights existing by virtue of the provisions contained in a certain grant from Amos Read to The Greenwich Water Company, dated January 21, 1884, and recorded in said land records in Book 52 at Page 453.

8. Any rights created or existing by virtue of the provisions contained in a certain grant from Purdy Lyon to The Greenwich Water Company, dated January 29, 1884, and recorded in said land records in Book 52 at Page 453.

9. Grant from The Edgar Company to The Connecticut Light and Power Company, dated April 19, 1930, and recorded in said land records in Book 279 at Page 453.


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

And also, I, the said grantor do for myself, my heirs, executors and administrators, covenant with the said grantee, her heirs and assigns, that at and until the enrolling of these presents, I am 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 mentioned.

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

In Witness Whereof, I have hereunto set my hand and seal this 10th day of January in the year of our Lord nineteen hundred and sixty-four.

Signed, Sealed and Delivered in presence of

[Signature]

Thomas F. Willers

John W. Brown, Jr.

[Signature]

Clement E. Harwood

[Signature]

State of Connecticut,

County of Fairfield

On this the 10th day of January, 1964, before me, John W. Brown, Jr., the undersigned officer, personally appeared 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 and official seal.

[Signature]

Title of Officer

Received for Record Jan 10 1964 at 4:35PM Attest Edna Harwood Town Clerk
Know All Men By These Presents

Know Ye, That I, MARGARET H. CALVIN, of the Town of Greenwich,
County of Fairfield and State of Connecticut,

for the consideration of One ($1) Dollar and other good and valuable consid-
erations,

received in full satisfaction of THOMAS F. WILLERS and JEAN C. WILLERS,
of said Town of Greenwich,
3 Alden Terrace, in

do release, release, and forever QUIT-CLAIM unto the said

THOMAS F. WILLERS and JEAN C. WILLERS —

and unto the survivor of them, and unto the heirs and assigns of the survivor of them forever, all the
right, title, interest, claim and demand whatsoever as

I, the said

herein have or ought to have in or to

ALL those certain pieces, parcels or tracts of land, situated in the
said Town of Greenwich, together with the buildings and improvements
thereon, bounded and described as follows:

FIRST TRACT: Comprising Lots Nos. 1 and 2 on a certain map entitled,
"Edgar Manor Property of the Edgar Company, Greenwich, Conn.", made by
E. L. Minor & Co., Inc., Civil Engineers, Greenwich, Conn., Oct. 25,
1929, on file in the Town Clerk's Office of said Greenwich and therein
numbered Map No. 1383, reference thereto being had.

SECOND TRACT: Comprising the northerly portion of a strip 22 feet
wide connecting the main part of Lot No. 3 with Alden Terrace as shown
on the above-entitled map, and bounded and described as follows: Begg-
inning at the point formed by the intersection of the division line
between land hereby conveyed and land now or formerly of the Estate of
Emma Schwartz with the southerly line of land now or formerly of Marion
S. Potter, and running thence along land now or formerly of the Estate of
Emma Schwartz South 12° 19' West 146.87 feet and 20.24 feet along
the arc of a circle curving to the right on a radius of 77.32 feet to a
point, thence along land now or formerly of The Edgar Company and
along the former division line between land now or formerly of The
Edgemoor Park Land Co. and land now or formerly of Ophelia Bercume,
North 8° 00' East 20.22 feet and North 7° 30' East 0.78 feet, thence
leaving said former division line but still along land now or formerly
of The Edgar Company, North 12° 19' East 126.5 feet to land now or
formerly of Marion S. Potter, thence along land now or formerly of
Marion S. Potter, South 70° 44' East 22.15 feet to the point of be-
ginning.

The general boundaries of the above-described tract of land are
northerly by land now or formerly of Marion S. Potter, westerly
by land now or formerly of The Edgar Company, and coming to a point
at its southerly extremity, easterly also by land now or formerly of
the Estate of Emma Schwartz.

(Over—)
THIRD PACT: Known and designated as Plot F on a certain map entitled "Revised Map No. 2 of Edgar Manor Property of The Edgar Company Greenwich, Con.", made by J. E. Minor & Co., Inc., Civil Engineers, Greenwich, Conn. July 8, 1931. Revised to April 4, 1932, on file in the Town Clerk's Office at said Greenwich and therein numbered Map No. 1317, reference there to being had for a more particular description of said premises.

BEING the same premises conveyed to the releaser by Thomas F. Wills by warranty deed dated January 1864, and recorded in the Greenwich Land Records on January 1864. Together with all the rights and privileges, but subject, nevertheless, to the encumbrances therein set forth or referred to.

To Have and to Hold the premises, with the appurtenances thereof, unto them the said Releaves, and unto the survivor of them, and unto such survivor's heirs and assigns forever, to them and their own proper use and benefit, so that neither nor any other person or persons in my name and behalf, shall or will hereafter claim or demand any right or title to the premises or any part thereof, but they and every one of them shall by these presents be excluded and forever barred.

In Witness Whereof, I have hereunto set my hand and seal this 10th day of January, A.D. 1964.

Signed, sealed and delivered in presence of

Rita Cecio
Margaret M. Galvin

Margaret Markow
Margaret Renchak

State of Connecticut,
County of Fairfield,
SS. Greenwich,
January 10, A.D. 1964
Personally Appeared MARGARET M. GALVIN,

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

Rita Cecio

JAN 10 1964
My commission expires April 1, 1966

Notary Public
To all People to Whom these Presents shall Come, Greeting:

Know Ye, That WE, THOMAS F. WILLERS and JEAN C. WILLERS, husband and wife, of the Town of Greenwich, County of Fairfield and State of Connecticut,

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

received to our full satisfaction of HENRY W. RIGBY and FRANCES ALLEN RIGBY husband and wife, of 3 Alden Terrace, in the said Town of Greenwich,

do give, grant, bargain, sell and confirm unto the said

- HENRY W. RIGBY and FRANCES ALLEN RIGBY -

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

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

FIRST TRACT: Comprising Lots Nos. 1 and 2 on a certain map entitled, "Edgar Manor Property of The Edgar Company, Greenwich, Conn.", made by S. E. Minor & Co., Inc., Civil Engineers, Greenwich, Conn., Oct. 28, 1929, on file in the Town Clerk's Office of said Greenwich and therein numbered Map No. 1383, reference thereto being had.

SECOND TRACT: Comprising the northerly portion of a strip 22 feet wide connecting the main part of Lot No. 3 with Alden Terrace as shown on the above-entitled map, and bounded and described as follows: Beginning at the point formed by the intersection of the division line between land hereby conveyed and land now or formerly of the Estate of Emma Schwartz with the southerly line of land now or formerly of Marion S. Potter, and running thence along land now or formerly of the Estate of Emma Schwartz South 12° 10' West 145.87 feet and 26.24 feet along the arc of a circle curving to the right on a radius of 77.55 feet to a point, thence along land now or formerly of The Edgar Company and along the former division line between land now or formerly of The Edgewood Park Land Co. and land now or formerly of Ophelia Boroomo, North 8° 09' West 50.2 feet and North 7° 50' East 9.75 feet, thence leaving said former division line but still along land now or formerly of The Edgar Company North 12° 19' East 126.5 feet to land now or formerly of Marion S. Potter, thence along land now or formerly of Marion S. Potter, South 70° 44' East 22.15 feet to the point of beginning.

The general boundaries of the above-described tract of land are northwesterly to land now or formerly of Marion S. Potter, and westerly by land now or formerly of The Edgar Company, and coming to a point at its southerly extremity, easterly also by land now or formerly of the Estate of Emma Schwartz.

THIRD TRACT: Known and designated as Plot F on a certain map entitled, "Revised Map No. 2 of Edgar Manor Property of The Edgar Company, Greenwich, Conn.", made by S. E. Minor & Co., Inc., Civil Engineers, Greenwich, Conn. July 9, 1931, Revised to April 4, 1932, on file in the Town Clerk's Office of said Greenwich and therein numbered Map No. 1517, reference thereto being had for a more particular description of said premises.

(Over)
Said premises are conveyed subject to the following:

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

2. Town of Greenwich Tax on the List of October 1, 1968, due and payable in July 1969 and January 1970, which tax the grantees herein assume and agree to pay.

3. Any future sewer construction assessments, not yet due and payable.


5. Restrictive covenants, agreements and provisions contained in a certain deed from The Macfarup Corporation, Inc. to The Edgar Development Company, dated December 21, 1928, and recorded in said land records in Book 263 at Page 194.

6. Restrictive covenants, agreements and provisions contained in a warranty deed from The Edgar Company to Emma Schwartz, dated August 8, 1930, and recorded in said land records in Book 278 at Page 129.

7. Any rights existing by virtue of the provisions contained in a certain grant from Cresco Road to The Greenwich Water Company, dated January 21, 1884, and recorded in Book 52 at Page 453 of said land records.

8. Any rights created or existing by virtue of the provisions contained in a certain grant from Purdy Lyon to The Greenwich Water Company, dated January 26, 1884, and recorded in said land records in Book 52 at Page 455.

9. Grant from The Edgar Company to The Connecticut Light and Power Company, dated April 19, 1939, and recorded in said land records in Book 279 at Page 456.


12. Any Edgar Manor Association Special Assessments which may be a lien at the time of the delivery of this deed, but which are not yet due and payable.

"$225.00 Conveyance Tax received

[Signature]

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

And also, we, the said grantor, do for ourselves, our heirs, executors, administrators, and assigns, covenant with the said grantees and with the survivor of them, and with such survivor's heirs and assigns, that at and until the ennobling 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 mentioned.

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

In Witness Whereof, we have hereunto set our hand and seals this 1st day of November, in the year of our Lord nineteen hundred and sixty-eight.

Signed, Sealed and Delivered in presence of

[Signatures]

State of Connecticut,
County of Fairfield,

Personally Appeared THOMAS F. WILLERS and JEAN C. WILLERS,

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

[Notary Public Signature]

[Notary Public Seal]

[Notary Public Stamp]

[Date: Nov 1, 1969]

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

Know Ye, That WE, HENRY W. RIGBY and FRANCES ALLEN RIGBY, husband and wife, of the Town of Greenwich, County of Fairfield and State of Connecticut,

for the consideration of ONE DOLLAR ($1.00) and other valuable consideration, received to our full satisfaction of the said HENRY W. RIGBY and FRANCES ALLEN RIGBY

do remise, release, and forever QUIT CLAIM unto the said HENRY W. RIGBY and FRANCES ALLEN RIGBY, as tenants in common, and unto their respective heirs and assigns forever, all the right, title, interest, claim and demand whatsoever as they the said releases have or ought to have in or to

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

FIRST TRACT: Comprising Lots Nos. 1 and 2 on a certain map entitled "Edgar Manor Property of The Edgar Company, Greenwich, Conn.", made by S. E. Minor & Co., Inc., Civil Engineers, Greenwich, Conn., Oct. 23, 1929, on file in the Town Clerk's Office of said Greenwich and therein numbered Map No. 1363, reference thereto being had.

SECOND TRACT: Comprising the northerly portion of a strip 22 feet wide connecting the main part of Lot No. 3 with Alden Terrace as shown on the above-entitled map, and bounded and described as follows: Beginning at the point formed by the intersection of the division line between land hereby conveyed and land now or formerly of the Estate of Emma Schwartz with the southerly line of land now or formerly of Marion S. Potter, and running thence along land now or formerly of the Estate of Emma Schwartz South 12° 19' West 145.87 feet and 26.24 feet along the arc of a circle curving to the right on a radius of 77.25 feet to a point, thence along land now or formerly of The Edgar Company and along the former division line between land now or formerly of The Edgewood Park Land Co. and land now or formerly of Ophelia Bercume, North 8° 08' West 50.2 feet and North 7° 30' East 0.75 feet, thence leaving said former division line but still along land now or formerly of The Edgar Company North 12° 19' East 126.5 feet to land now or formerly of Marion S. Potter, thence along land now or formerly of Marion S. Potter, South 70° 44' East 22.15 feet to the point of beginning.

The general boundaries of the above-described tract of land are northerly by land now or formerly of Marion S. Potter, and westerly by land now or formerly of The Edgar Company, and coming to a point at its southerly extremity, easterly also by land now or formerly of the Estate of Emma Schwartz.

"No Conveyance Tax collected

[Signature]

Town of Greenwich"
THIRD TRACT: Known and designated as Plot 6 on a certain map entitled, "Revised Map No. 2 of Edgar Manor Property of The Edgar Company Greenwich, Conn.", made by S. E. Minor & Co., Inc., Civil Engineers, Greenwich, Conn. July 9, 1931, Revised to April 4, 1932, on file in the Town Clerk's office of said Greenwich and therein numbered Map No. 1517, reference thereto being had for a more particular description of said premises.

Being the same premises conveyed to the releasers by Warranty Deed from Thomas P. Willers and Jean C. Willers, dated November 1, 1968 and recorded in the land records of said Town of Greenwich in Book 779 at page 490.

The purpose and intent of this deed is to convert the title to said premises acquired by the releasers under the aforementioned Warranty Deed to title in the releases as tenants in common.

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

In Witness Whereof, we have hereunto set our hands and seal this 23rd day of December A. D. 1974.

Signed, Sealed and Delivered in presence of

Daniel B. Badger

Henry W. Rigby

David R. Tobin

Frances Allen Rigby

State of Connecticut,
County of Fairfield

December 23, A. D. 1974

Personally Appeared HENRY W. RIGBY and FRANCES ALLEN RIGBY

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

Daniel B. Badger
Notary Public

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

Know Ye, That we, HENRY W. RIGBY and FRANCES ALLEN RIGBY of 2301 Sharon Lane, Charlotte, North Carolina 28211, Grantor

for the consideration of THREE HUNDRED SIXTY THOUSAND ($360,000) DOLLARS

received to our full satisfaction of STEPHEN R. NICHOLS of 3 Alden Terrace, Greenwich, Connecticut, Grantee

do give, grant, bargain, sell and confirm unto the said STEPHEN R. NICHOLS,

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

FIRST TRACT: Comprising Lots Nos. 1 and 2 on a certain map entitled "Edgar Manor Property of The Edgar Company, Greenwich, Conn.", made by S. E. Minor & Co., Inc., Civil Engineers, Greenwich, Conn., Oct. 23, 1929, on file in the Town Clerk's Office of said Greenwich and therein numbered Map No. 1383, reference thereto being had.

SECOND TRACT: Comprising the northerly portion of a strip 22 feet wide connecting the main part of Lot No. 3 with Alden Terrace as shown on the above-entitled map, and bounded and described as follows: Beginning at the point formed by the intersection of the division line between land hereby conveyed and land now or formerly of the Estate of Emma Schwartz with the southerly line of land now or formerly of Marion S. Potter, and running thence along land now or formerly of the Estate of Emma Schwartz South 12° 19' West 145.87 feet and 26.24 feet along the arc of a circle curving to the right on a radius of 77.55 feet to a point, thence along land now or formerly of The Edgar Company and along the former division line between land now or formerly of The Edgewood Park Land Co., and land now or formerly of Ophelia Bercone, North 8° 08' West 50.62 feet and North 7° 30' East 0.75 feet, thence leaving said former division line but still along land now or formerly of The Edgar Company North 12° 19' East 126.5 feet to land now or formerly of Marion S. Potter, thence along land now or formerly of Marion S. Potter, South 70° 44' East 22.15 feet to the point of beginning.

The general boundaries of the above-described tract of land are northerly by land now or formerly of Marion S. Potter, and westerly by land now or formerly of The Edgar Company, and coming to a point at its southerly extremity, easterly also by land now or formerly of the Estate of Emma Schwartz.

THIRD TRACT: Known and designated as Plot F on a certain map entitled "Revised Map No. 2 of Edgar Manor Property of The Edgar Company, Greenwich, Conn.", made by S. E. Minor & Co., Inc., Civil Engineers, Greenwich, Conn., July 9, 1931, Revised to April 4, 1932, on file in the Town Clerk's Office of said Greenwich and therein numbered Map No. 1517, reference thereto being had for a more particular description of said premises.

BEING the same premises conveyed to the Grantors as joint tenants with right of survivorship by Warranty Deed from Thomas F. Willers and Jean C. Willers dated November 1, 1968 and recorded in the Greenwich, Connecticut Land Records in Book 779 at Page 490; and further conveyed to the Grantors as tenants in common by Quit Claim Deed dated December 23, 1974 and recorded in the Greenwich, Connecticut Land Records in Book 910 at Page 229.
Said premises are to be conveyed together with all right, title and interest of the Seller in and to any land lying in the bed of the streets and roads in front of, along side of, or 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.


3. Any future sewer benefit assessments to be levied against the property.

4. Effect if any of grants to the Greenwich Water Company recorded in the Greenwich Land Records in Book 52 at Page 454 and in Book 52 at Page 455.

5. Any rights presently existing by virtue of the provisions contained in a certain Grant from The Edgewood Park Land Company to the New York Telephone Company and United Electric Light and Water Company, dated November 18, 1915 and recorded in said Land Records in Book 154 at Page 406.

6. Restrictive covenants and agreements as contained in a certain Warranty Deed from the Macfarup Corporation, Inc. to The Edgar Development Company, dated December 21, 1928 and recorded in said Land Records in Book 263 at Page 194.

7. Restrictive covenants and agreements as contained in a certain Warranty Deed from The Edgar Company to Emma Schwartz, dated January 10, 1930 and recorded in said Land Records in Book 275 at Page 227.

8. Restrictive covenants and agreements as set forth in a certain Warranty Deed from The Edgar Company to Emma Schwartz, dated August 8, 1930 and recorded in said Land Records in Book 278 at Page 129.

9. The provisions as contained in a certain Grant from The Edgar Company to The Connecticut Light and Power Company, dated April 19, 1930 and recorded in said Land Records in Book 279 at Page 456.

10. Restrictive covenants and agreements as contained in a certain Warranty Deed from The Edgar Company to Cornelia Ruppert Vernon, dated April 11, 1933 and recorded in said Land Records in Book 302 at Page 154.


12. Any Edgar Manor Association Assessment due and payable after the date hereof.


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

And also, we the said grantors do for ourselves, our heirs, executors and administrators, covenant with the said grantee his heirs, successors, heirs and assigns, that at and until the enrolling of these presents, we have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever, except as hereinbefore mentioned.

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

In Witness Whereof, we have hereunto set our hand and seal this 24th day of May in the year of our Lord nineteen hundred and seventy eight.

Signed, Sealed and Delivered in presence of

Daniel B. Badger

Henry W. Rigby

Dorothy C. Catalano

Frances Allen Rigby

Please execute this document in the presence of two witnesses and a Notary Public who should complete the acknowledgment and affix his or her impression seal and the date upon which his or her commission expires. Under the signatures of the witnesses and the Notary, their names should be either printed or typed in. The Notary may serve as one of the two witnesses if you so desire.

State of Connecticut,
County of FAIRFIELD

May 24/ A.D. 1978

Personally Appeared HENRY W. RIGBY and FRANCES ALLEN RIGBY

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

Daniel B. Badger
Notary Public

Latest address of Grantee:
No. and Street
City
State Zip

MAY 24/ 1978
To all People to Whom these Presents shall Come, Greeting:

Know Ye, That I, STEPHEN R. NICHOLS, residing at 3 Alden Terrace, Greenwich, Connecticut, Grantor,

for the consideration of FIVE HUNDRED FIFTY-FIVE THOUSAND ($555,000.00) DOLLARS

received to his full satisfaction of WILLIAM F. GLAVIN, and CECILY M. GLAVIN, as joint tenants with right of survivorship, residing at 3 Alden Terrace, Greenwich, Connecticut

Do give, grant, bargain, sell and convey unto the said WILLIAM F. GLAVIN and CECILY M. GLAVIN and unto the survivor of them, and unto such survivor's heirs and assigns forever,

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

FIRST TRACT: Comprising Lots Nos. 1 and 2 on a certain map entitled "Edgar Manor Property of The Edgar Company, Greenwich, Conn." made by S.E. Minor & Co., Inc., Civil Engineers, Greenwich, Conn., Oct. 23, 1929, on file in the Town Clerk's Office of said Greenwich and therein numbered Map No. 1363, reference thereto being had.

SECOND TRACT: Comprising the northerly portion of a strip 22 feet wide connecting the main part of Lot No. 3 with Alden Terrace as shown on the above-entitled map, and bounded and described as follows: Beginning at the point formed by the intersection of the division line between land hereby conveyed and land now or formerly of the Estate of Emma Schwartz with the southerly line of land now or formerly of Marion S. Potter, and running thence along land now or formerly of the Estate of Emma Schwartz South 17° 19' West 145.87 feet and 26.24 feet along the arc of a circle curving to the right on a radius of 77.55 feet to a point, thence along land now or formerly of The Edgar Company and along the former division line between land now or formerly of The Edgewood Park Land Co. and land now or formerly of Ophelia Bertram, North 90° 08' West 50.2 feet and North 70° 30' East 0.75 feet, thence leaving said former division line but still along land now or formerly of The Edgar Company North 12° 19' East 126.5 feet to land now or formerly of Marion S. Potter, thence along land now or formerly of Marion S. Potter, South 70° 44' East 22.15 feet to the point of beginning.

The general boundaries of the above-described tract of land are northerly by land now or formerly of Marion S. Potter, and westerly by land now or formerly of The Edgar Company, and coming to a point at its southerly extremity, easterly also by land now or formerly of the Estate of Emma Schwartz.
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. Town of Greenwich Taxes on the List of October 1, 1977, due and payable in July 1978 and January 1979 which the Purchaser shall assume and agree to pay.

3. Any future sewer benefit assessments to be levied against the property. Sewer Benefit Map #4341A, filed October 19, 1962 in the Greenwich Town Clerk's office, indicates that the property is in an area of future sewer benefits.


NOTE: Maps #1383 and #1517 filed in the Greenwich Town Clerk's Office, indicate the approximate location of the Greenwich Water Company pipeline, and it appears that such line runs westerly of the premises.

5. Any rights presently existing by virtue of the provisions contained in a certain Grant from The Edgewood Park Land Company to the New York Telephone Company and United Electric Light and Water Company, dated November 18, 1915 and recorded in said Land Records in Book 154 at Page 406.

6. Restrictive covenants and agreements as contained in a certain Warranty Deed from the Macfarup Corporation, Inc. to The Edgar Development Company, dated December 21, 1928 and recorded in said Land Records in Book 263 at Page 194.


8. Restrictive covenants and agreements as set forth in a certain Warranty Deed from The Edgar Company to Emma Schwartz, dated August 8, 1930 and recorded in said Land Records in Book 278 at Page 129.

9. The provisions as contained in a certain Grant from The Edgar Company to The Connecticut Light and Power Company, dated April 19, 1930 and recorded in said Land Records in Book 279 at Page 456.

10. Restrictive covenants and agreements as contained in a certain Warranty Deed from The Edgar Company to Cornelia Ruppert Vernon, dated April 11, 1933 and recorded in said Land Records in Book 302 at page 154.


12. Any Edgar Manor Association Assessment due and payable after the date of closing hereunder.


15. Such state of facts as a personal inspection and up-to-date survey of the premises may disclose, provided the same do not render title unmarketable.
THIRD TRACT. Known and designated as Plot F on a certain map entitled, "Revised Map No. 2 of Edgar Manor Property of The Edgar Company, Greenwich, Conn.", made by S.E. Minor & Co., Inc., Civil Engineers, Greenwich, Conn., July 9, 1931, Revised to April 4, 1932, on file in the Town Clerk's Office of said Greenwich and therein numbered Map No. 1517, reference thereto being had for a more particular description of said premises.

BEING the same premises conveyed to the Grantor by Warranty Deed from Henry W. Rigby and Frances Allen Rigby dated May 24, 1978 and recorded in the Greenwich Land Records in Book 1074 at page 65.

Said premises are conveyed subject to conditions, covenants and restrictions set forth in rider annexed hereto.

SAID premises are conveyed together with all right, title and interest of the Seller in and to any land lying in the bed of the streets and roads in front of, along side of, or adjoining said premises to the center line thereof.

To have and to hold the above granted and bargained premises, with the privileges and appurtenances thereof, unto them, the said Grantees, for and during their joint lives, and, upon the death of either of them, unto the survivor of them, and unto such survivor's heirs and assigns forever, to them and their own proper use and benefit.

And also, I, the said Grantor, do, for myself and my heirs, executors and administrators, covenant with the said Grantees, and with the survivor of them, and with such survivor's heirs and assigns, that, at and until the enrolling of these presents, I am 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 encumbrances, except as aforesaid.
And furthermore, I, the said Grantor, do, by these presents, bind myself and my heirs forever to Warrant and Defend the above granted and bargained premises to them, the said Grantees, and to the survivor of them, and to such survivor's heirs and assigns, against all claims and demands, except as aforesaid.

In Witness Whereof, I have hereunto set my hand and seal this 1st day of July, in the year of our Lord nineteen hundred and eighty.

Signed, Sealed and Delivered in the Presence of

Michael Wetlaufer

Robert T. Gilmore

[Signature]

(STEPHEN R. NICHOLS)

State of CONNECTICUT
County of FAIRFIELD

ss. July 1, 1980

Personally appeared, STEPHEN R. NICHOLS

signer and sealer of the foregoing instrument, who acknowledged the same to be free act and deed.

before me.

[Signature]

Notary Public
Commissioner of the Superior Court

Robert T. Gilmore

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

KNOW YE, that we, WILLIAM F. GLAVIN and CECILY M. GLAVIN, of
the Town of Wellesley, County of Norfolk and State of Massachu-
setts, for the consideration of One Million Seven Hundred Fifty
Thousand Dollars ($1,750,000.00) received to our full satisfaction
of RICHARD C. MCKENZIE, JR., of 3 Alden Terrace, in the Town of
Greenwich, County of Fairfield and State of Connecticut, DO GIVE,
GRANT, BARGAIN, SELL and CONFIRM unto the said Richard C. McKenzie,
JR., his heirs and assigns,

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

FIRST TRACT: Comprising Lots Nos. 1 and 2 on a certain map
entitled "Edgar Manor Property of The Edgar Company, Greenwich,
Conn.", made by S. E. Minor & Co., Inc., Civil Engineers, Greenwich,
Conn., Oct. 23, 1932, on file in the Town Clerk's office of said
Greenwich and therein numbered Map No. 1383, reference thereto
being had.

SECOND TRACT: Comprising the northerly portion of a strip 22
feet wide connecting the main part of lot No. 3 with Alden Terrace
as shown on the above-entitled map, and bounded and described as
follows: Beginning at the point formed by the intersection of the
division line between land hereby conveyed and land now or formerly
of the Estate of Emma Schwartz with the southerly line of land now
or formerly of Marion S. Potter, and running thence along land now
or formerly of the Estate of Emma Schwartz South 12 deg. 15' West
145.87 feet and 26.24 feet along the arc of a circle curving to the
right on a radius of 77.55 feet to a point, thence along land now
or formerly of The Edgar Company and along the former division line
between land now or formerly of The Edgewood Park Land Co. and land
now or formerly of Ophelia Besume, North 8 deg 03' West 50.2 feet
and North 7 deg 30' East 0.75 feet, thence leaving said former
division line but still along land now or formerly of The Edgar
Company North 12 deg 15' East 126.5 feet to land now or formerly
of Marion S. Potter, thence along land now or formerly of Marion
S. Potter, South 70 deg 44' East 22.15 feet to the point of
beginning.

The general boundaries of the above-described tract of land
are northerly by land now or formerly of Marion S. Potter, and
westerly by land now or formerly of The Edgar Company, and coming
to a point at its southerly extremity, easterly also by land now
or formerly of the Estate of Emma Schwartz.

THIRD TRACT: Known and designated as Plot F on a certain map
entitled "Revised Map No. 2 of Edgar Manor Property of The Edgar
Company, Greenwich, Conn.", made by S. E. Minor & Co., Inc., Civil
Engineers, Greenwich, Conn., July 9, 1931, Revised to April 4,
1932, on file in the Town Clerk's Office of said Greenwich and
therein numbered Map No. 1317, reference thereto being had for a
more particular description of said premises.

Said premises are to be 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, provided the same are not now violated.

2. Current real estate taxes of the Town of Greenwich, which Grantor herein assumes and agrees to pay.

3. Any future sewer benefit assessments to be levied against the property. Sewer Benefit Map #4341A, filed October 19, 1962 in the Greenwich Town Clerk's office, indicates that the property is in an area of future sewer benefits.

4. Effect, if any, of Grants to the Greenwich Water Company recorded in the Greenwich Land Records in Book 52 at page 454 and Page 455.

5. Any rights presently existing by virtue of the provisions contained in a certain Grant from The Edgewood Park Land Company to the New York Telephone Company and United Electric Light and Water Company dated November 15, 1913 and recorded in Book 156 at Page 406 of the Greenwich Land Records.

6. Restrictive covenants and Agreements as contained in a certain Warranty Deed from the Macfarlan Corporation, Inc. to The Edgar Development Company dated December 21, 1928 and recorded in Book 263 at Page 194 of the Greenwich Land Records.

7. Restrictive Covenants and Agreements as contained in a certain Warranty Deed from The Edgar Company to Emma Schwartz dated January 10, 1930 and recorded in Book 275 at Page 227 of the Greenwich Land Records.

8. Restrictive Covenants and Agreements as set forth in a certain Warranty Deed from The Edgar Company to Emma Schwartz dated August 8, 1930 and recorded in Book 278 at Page 129 of the Greenwich Land Records.

9. The provisions as contained in a certain Grant from The Edgar Company to The Connecticut Light and Power Company dated April 19, 1930 and recorded in Book 279 at Page 456 of the Greenwich Land Records.

10. Restrictive Covenants and Agreements as contained in a certain Warranty Deed from The Edgar Company to Cornelia Ruppert Vernon dated April 1, 1933 and recorded in Book 302 at Page 154 of the Greenwich Land Records.


12. Any Edgar Manor Association Assessment due and payable after the date of closing hereunder.


15. Such state of facts as are disclosed in the survey dated September 23, 1977 by S. E. Minor & Co., Inc.

16. Such state of facts as a personal inspection and up-to-date survey of the premises may disclose.

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

AND ALSO, we, the said Grantors, do for ourselves, our heirs, executors and administrators, covenant with the said Grantee, and
with his heirs and assigns, that at and until the ensealing of these presents, we are well seised 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 encumbrances whatsoever, except as hereinbefore mentioned.

AND FURTHERMORE, we, the said Grantors, do by these presents bind ourselves and our heirs, forever, to WARRANT AND DEFEND the above granted and bargained premises unto him, the said Grantee, his heirs and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

IN WITNESS WHEREOF, we, the Grantors, have hitherto set our hands and seals this 29th day of April, 1991.

Signed, sealed and delivered
in the presence of:

William F. Glavin
Cecily M. Glavin

STATE OF MASSACHUSETTS
COUNTY OF NORFOLK

as Wellesley
April 29, 1991

Personally appeared WILLIAM F. GLAVIN and CECILY M. GLAVIN, signers and sealers of the foregoing instrument, and acknowledged the same to be their free act and deed, before me,

Notary Public

MAY 1, 1991 at 3:30 P.M. and recorded by
Town Clerk
QUIT CLAIM DEED

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

KNOW YE, that RICHARD C. MCKENZIE, JR., of the town of Greenwich, in the county of Fairfield, and state of Connecticut, acting herein by his Attorney-in-Fact, JOSEPH J. RUCCI, JR., for the consideration of ONE DOLLAR ($1.00) and other value, received to his full satisfaction of FAWN ASSOCIATES LTD. PARTNERSHIP, a Connecticut Limited Partnership with an office in the town of Greenwich, in the county of Fairfield and state of Connecticut, does by these presents remise, release and forever QUIT CLAIM unto the said FAWN ASSOCIATES LTD. PARTNERSHIP, all his right, title, interest, claim and demand whatsoever which he, the said Grantor, has or ought to have in or to:

All that certain place or parcel of land with the improvements thereon situated in the Town of Greenwich, County of Fairfield and State of Connecticut, beginning at the point formed by the intersection of the division line between land of the grantor and land of Fawn Associates Ltd. Partnership with the westerly line of Valley Drive and running thence along land of Fawn Associates Ltd. Partnership N. 9° 52' W. 100.56 feet and W. 10° 28' W. 2.03 feet, thence through the land of the grantor S. 78° 43' 30" E. 22.53 feet, S. 10° 32' 30" W. 56.77 feet and S. 87° 46' E. 3.17 feet to the westerly line of Valley Drive, thence southerly along the westerly line of Valley Drive 40.98 feet along the arc of a circle curving to the left on a radius of 194.03 feet and having a chord of S. 3° 49' E. 40.90 feet to the point of beginning and containing 736 square feet.

The general boundaries of the above described tract of land are northerly by land of the grantor; easterly by land of the grantor and by Valley Drive; southerly and westerly by land of Fawn Associates Ltd. Partnership.

TO HAVE AND TO HOLD the premises, with all the appurtenances, unto the said Grantee, its successors and assigns forever, so that neither the said Grantor, nor his heirs, nor any person under him 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, JOSEPH J. RUCCI, JR. as Attorney-in-Fact for RICHARD C. MCKENZIE, JR. hereunto set my hand and seal this day of September, 1993.

Signed, Sealed and Delivered in the presence of:

[Signature]

[Signature]

STATE OF CONNECTICUT |
COUNTY OF FAIRFIELD |

Personally appeared, JOSEPH J. RUCCI, JR. acting herein as Attorney-in-Fact for Richard C. McKenzie, Jr. signer and sealer of the foregoing instrument and acknowledged same to be his free act and deed, before me.

Notary Public

BETTY J. SCHMID
NOTARY PUBLIC
STATE OF CONNECTICUT
COMMISSION EXPIRES MARCH 31, 1995

Received for Record SEP 22 1993 at 4:30 P.M. and recorded by
May 18, 2018

Christopher D. Bristol, Esq.
Gilbride, Tusa, Last & Spellane
31 Brookside Drive
Greenwich, CT 06830

Re: 581 & 585 West Putnam Avenue, Greenwich

Dear Chris,

As per your request, I have reviewed the land records of the Town of Greenwich, County of Fairfield and State of Connecticut to obtain a chain of title back to at least 1930 in reference to the above properties and have found the following deeds:

As to 581 West Putnam Avenue (Parcel 07-2163S):

Warranty Deed from Jennie Lyon Tilson to The Connecticut Shore Realty Company dated September 18, 1913 and recorded September 18, 1913 in Book 139 at Page 245;

Warranty Deed from George Gascoigne to The Connecticut Shore Realty Company dated March 4, 1914 and recorded March 10, 1914 in Book 139 at Page 344 (4 acres);

Warranty Deed from Reginald S. Jaffray to The Connecticut Shore Realty Company dated July 27, 1915 and recorded June 2, 1916 in Book 156 at Page 234 (25 acres);

Warranty Deed from The Connecticut Shore Realty Company, Incorporated to Harry Jurman and Beatrice B. Jurman dated November 13, 1953 and recorded January 8, 1954 in Book 508 at Page 190 (21.708 acres);

Warranty Deed from Harry Jurman and Beatrice B. Jurman to The B. T. Newman Bus Service, Inc. dated September 30, 1964 and recorded September 30, 1964 in Book 711 at Page 694 (1.425 acres);

(continued)
Certificate of Change of Name from The B. T. Newman Bus Service, Incorporated to The 277 West Putnam Avenue Corporation dated September 9, 1965 and recorded September 14, 1965 in Book 728 at Page 316;

Warranty Deed from The 277 West Putnam Avenue Corporation to Space Realty Company dated September 9, 1965 and recorded September 14, 1965 in Book 728 at Page 317 (1.425 acres);

Corrective Warranty Deed from The 277 West Putnam Avenue Corporation to Space Realty, Inc. dated January 19, 1966 and recorded March 25, 1966 in Book 737 at Page 373 (1.425 acres);

Quit Claim Deed from the State of Connecticut to the Space Realty Inc. dated May 26, 1966 and recorded June 17, 1966 in Book 741 at Page 229 (.04 acre);

Warranty Deed from Space Realty, Inc. to John D. Lium dated April 28, 1980 and recorded December 31, 1986 in Book 1668 at Page 5 (1.425 acres);

Warranty Deed from Space Realty, Inc. to John D. Lium dated July 1, 1988 and recorded July 5, 1988 in Book 1840 at Page 322 (.04 acre);

Warranty Deed from John D. Lium to The Aries Group, Inc. dated July 1, 1988 and recorded July 5, 1988 in Book 1840 at Page 319 (1.425 acres plus .04 acre);

Certificate of Strict Foreclosure against The Aries Group, Inc., et al in favor of John D. Lium dated September 9, 1994 and recorded September 23, 1994 in Book 2592 at Page 251 (1.425 acres plus .04 acre);

Warranty Deed from John D. Lium to 401 Columbus Avenue Co., LLC and JSM Partners, LLC dated November 2, 2007 and recorded November 5, 2007 in Book 5517 at Page 164 (1.425 acres plus .04 acre);

Quit Claim Deed from 401 Columbus Avenue Co., LLC and JSM Partners, LLC to 581 West Putnam LLC dated December 8, 2010 and recorded December 9, 2010 in Book 6059 at Page 248 (1.425 acres plus .04 acre); and

Quit Claim Deed from 581 West Putnam LLC to Putnam 600 Acquisition LLC dated August 21, 2014 and recorded August 21, 2014 in Book 6779 at Page 79 (1.425 acres plus .04 acre).

As to 585 West Putnam Avenue (Parcel 07-2164S):

Warranty Deed from Jennie Lyon Tilson to The Connecticut Shore Realty Company dated September 18, 1913 and recorded September 18, 1913 in Book 139 at Page 245;

(continued)
Warranty Deed from George Gascoigne to The Connecticut Shore Realty Company dated March 4, 1914 and recorded March 10, 1914 in Book 139 at Page 344 (4 acres);

Warranty Deed from Reginald S. Jaffray to The Connecticut Shore Realty Company dated July 27, 1915 and recorded June 2, 1916 in Book 156 at Page 234 (25 acres);

Warranty Deed from The Connecticut Shore Realty Company, Incorporated to Harry Jurman and Beatrice B. Jurman dated November 13, 1953 and recorded January 8, 1954 in Book 508 at Page 190 (21.708 acres);

Warranty Deed from Harry Jurman and Beatrice B. Jurman to Duclay Realty Corporation dated August 19, 1964 and recorded August 19, 1964 in Book 709 at Page 521 (.865 acre);

Affidavit of Change of Name from Duclay Realty Corporation to Dynamit Nobel-Harte, Inc. dated February 26, 1982 and recorded March 1, 1982 in Book 1251 at Page 40;

Warranty Deed from Dynamit Nobel-Harte, Inc. to Pavarini Construction Co., Inc. dated February 26, 1982 and recorded March 1, 1982 in Book 1251 at Page 42 (.865 acre);

Warranty Deed from Pavarini Construction Co., Inc. to Park View Associates dated September 22, 1983 and recorded September 28, 1983 in Book 1340 at Page 284 (.865 acre);

Warranty Deed from Park View Associates to Pavarini Realty Co., Inc. dated November 24, 1997 and recorded November 26, 1997 in Book 3001 at Page 75 (.865 acre);

Warranty Deed from Pavarini Realty Co., Inc. to 585 Gold Corp. dated March 5, 2002 and recorded March 6, 2002 in Book 3801 at Page 240 (.865 acre); and

Warranty Deed from 585 Gold Corp. to 585 West Putnam LLC dated December 22, 2015 and recorded December 22, 2015 in Book 7004 at Page 3 (.865 acre).

If you should need anything further, please feel free to contact me.

Sincerely,

[Signature]
Sheri L. Mount

slm
enclosures
BOOK 139. WARRANTEE DEED.

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

KNOW YE THAT I, Jennie Lyon Tilson, widow of Zachariah Tilson deceased, of the Town of Greenwich, County of Fairfield and State of Connecticut.

For the consideration of One Dollar and other good and valuable considerations received to my full satisfaction of The Connecticut Shore Realty Company, a corporation organized and existing under and by virtue of the laws of the State of Connecticut.

Do give, grant, bargain, sell and convey unto the said The Connecticut Shore Realty Company, all that certain tract, piece or parcel of land situated on the easterly side of Beaver grant so-called in said Town of Greenwich and bounded and described as follows, to-wit: northwesterly by land of Manford Craft and other land of the grantor; easterly by land now or formerly of Henry G. Drinker; southerly by land now or formerly of said Henry G. Drinker and westerly by said Highview Waiver Street and land of said Manford Craft, using the same premises conveyed to the grantor herein by James P. Walsh as administrator of the Estate of David Lyon by deed dated October 4, 1899 and recorded in the Greenwich Land Records in Volume 82 at page 459.

To have and to hold the above granted and bargained premises, with the privileges and appurtenances thereof unto the said grantee its heirs and assigns forever to it and their own uses, and covenants with the said grantee its successors heirs and assigns, that I and until the said right to bargain and sell the same in manner and form as is above written; and that the same is free from all

And furthermore, I the said grantor do, by these presents, bind my self and my heirs forever a warranty and defend the above granted and bargained premises to it the said grantee its successors heirs and assigns, against all claims and demands whatsoever.

In Witness Whereof, I have hereunto set my hand and seal this 18th day of September A. D. 1913.

Jennie Lyon Tilson

[Signature]

Henry B. White

STATE OF CONNECTICUT,

COUNTY OF FAIRFIELD


Personally appeared Jennie Lyon Tilson

Signer and Sealer

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

Notary Public
BOOK 139. WARRANTEE DEED.

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

KNOW YE THAT I, George Gascoigne, of the Town of Greenwich, County of Fairfield and State of Connecticut,

For the consideration of One Dollar
received in my full satisfaction of THE CONNECTICUT SHORE REALTY COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Connecticut,

Do give, grant, bargain, sell and confirm unto the said THE CONNECTICUT SHORE REALTY COMPANY all that certain tract, piece or parcel of land known as the Brookfield lot, containing four acres more or less, situated in said Greenwich, bounded northerly by land now or formerly of Mary Bough; easterly by the highway; southerly by land now or formerly of Aaron P. Adams, and westerly by highway known as the Post Road.

Being the same premises conveyed to me by Quit Claim Deed dated February 27th, 1914 from Underhill Lyon and James W. Lyon.

To have and to hold the above granted and bargained premises, with the privileges and appurtenances thereof unto the said grantee its successors, heirs and assigns forever to use and enjoy and to have and to hold the above granted and bargained premises to the said grantee its successors, heirs and assigns.

And furthermore, the said grantor doth, by these presents, bind my self and my heirs forever to warrant and defend the above granted and bargained premises to the said grantee its successors, heirs and assigns, against all claims and demands whatsoever.

In Witness Whereof, I have hereunto set my hand and seal this 4th day of March, A.D., 1914.

Signed, sealed and delivered, in presence of

George Gascoigne

Fred A. Hubbard

Bessie S. Sims

STATE OF CONNECTICUT,
FAIRFIELD COUNTY,

Personally appeared, George Gascoigne, Grantor above named, Signer and Sealer
of the foregoing instrument, and acknowledged the same to be his free act and deed before me.

Received for Record, Mar. 10 1914
at 12 25 R. P. M., and recorded by
Bessie S. Sims

(Noteary Public)

(Notary Seal)
The Real Estate affected by said civil action is the following: All that certain piece or
 parcel of land with the buildings thereon, situate in said Town of Greenwich, and known
 and designated as lots no. 37 and 38 on "Map of Harbor View Park, at Greenwich, Conn.,
 property of James R. Head" which two lots taken together are bounded and described as
 follows: Northerly by land of James R. Head being lot No. 39 on said map 150 feet; east-erly
 by Redwell Avenue (as called), 100 feet; southerly by land of James R. Head being lot No.
 36 on said map, 150 feet and westerly by land of said Abbie L. Mansfield, being lots 27
 and 28 on said map, 100 feet-
 Being two of the lots conveyed to said Abbie L. Mansfield by James R. Head by deed dated
 October 27, 1904 and recorded in the Greenwich Land Records in Book 97 at page 320;
 Dated at Greenwich this twenty-fifth day of May, 1916.
 Adeline Eliza Hanger
 By Geo. C. Mc Call
 Her attorney.
 Received for Record June 1st 1916, at 3:20 P.M., and recorded by.-
 1. Town Clerk

TO ALL PEOPLE TO-whom these PRESENTS shall come, GREETING:

KNOW YE, That I, REGINALD S. JAFFEY, of the City of Stamford, County of Fairfield, and
State of Connecticut, for the consideration of One Dollar received to me full satisfaction
of the Connecticut Shore Realty Company a corporation organized and existing under and by
virtue of the laws of the State of Connecticut, do give, grant, bargain, sell, and convey
unto the said Connecticut Shore Realty Company, all that certain tract of land with the
buildings thereon, situate in the Town of Greenwich, said County and State, at Fyron, so
called, in quantity twenty five (25) acres, more or less-
Bounded Northerly by land now or formerly of Oliver Head, 1st of Purdy Lyon and land
now or formerly of David Lyon; Easterly by land now or formerly of Said Oliver Head and land
of James W. Lyon; Southery by the highway Post Road so-called, and Westerly by land now
or formerly of said David Lyon and the highway Weaver Street, so-called.
TOGETHER with all right, title and interest in and to said highways in front of and adjoin-
ing said premises.

Bearing the same premises conveyed to the grantor herein by warranty deed from Alfred R.
Petterson, dated July 27th, 1915, recorded in volume 151 page 760 of the land records of
said Greenwich, and subject to two mortgages; one for $12,000.00 and one for $12,000.00.

TO HAVE AND TO HOLD the above granted and bargained premises, with the privileges and op-
portunities thereof, unto the said grantee its successors and assigns forever, to its
and their proper use and behoof. And also, I, the said grantor do for myself, my heirs,
executors and administrators, covenant with the said grantee, its successors and assigns, that
at and until the expiring of these presents, I am well advised of the premises, as a
good and indefeasible estate in fee simple, and have good right to bargain and sell the same
in manner and form as is above written; and that the same is free from all incumbrances
whatsoever, except as aforesaid.

AND FURTHERMORE, I, the said grantor, do, by these presents, bind myself and my heirs for-
ever to warrant and defend the above granted and bargained premises to the said grantee
its successors and assigns, against all claims and incumbrances whatsoever, except as aforesaid.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27th day of July, 1916.
Signed, sealed and delivered in presence of

Joseph Brewster

Reginald S. Jaffrey (Lst.)

State of New York,

City of New York,

County of New York,
BOOK 156. MISCELLANEOUS

Personally appeared Reginald Se Jaffrey, Grantor above named, signer and sealer of the foregoing instrument, and acknowledged the same to be his free act and deed before me.

Louis Bertcher
Commissioner of Deeds for the City of New York.

Residing in Bronx County, CertificatesFiled in Kings County, No. 68

New York County 16136

Kings County 5129

Commission Expires Nov. 11, 1916.

State of New York,
County of New York, )

No. 6856 - Series R.

I, William F. Schneider, Clerk of the County of New York, and also Clerk of the Supreme Court for said County, the same being a Court of Record, do hereby certify, that Louis Bertcher, whose name is subscribed to the execution or certificate of the power or acknowledgment of the annexe instrument, and thereon written, was, at the time of taking such execution, or proof of acknowledgment, a Commissioner of Deeds in and for the City of New York, duly commissioned and sworn, and authorized by the laws of said State, to take depositions and also to administer oaths to be used in any Court in said State and for general purposes, and also to take acknowledgments and proofs of deeds, or conveyances for land, tenements or hereditaments in said State of New York. And further, that I am well acquainted with the handwriting of such Commissioners of Deeds, and hereby believe that the signature to such deposition or certificate of proof or acknowledgment is genuine.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of the said Court and county, the 21st day of May, 1916.

(Signed)

W. F. Schneider

Clerk.

I certify that United States Internal Revenue stamps in the amount of $10.00 were affixed to the instrument executed, and were duly delivered.

Received for use Jan 2, 1916 at 9:00 a.m., and recorded by:

The Town Clerk.

TO ALL PEOPLE TO Whom These Presents Shall Come, GREETING:

Know Ye, that I, Anna S. Wilson, of the Town of Westchester, County of Westchester and State of New York, unmarried, for the consideration of Fifteen Thousand Dollars ($15,000.00) received to my full satisfaction of Nathaniel T. Guiney, of the Town of Greenwich, County of Fairfield and State of Connecticut, do release, release and forever quit-claim unto the said Nathaniel T. Guiney, his heirs and assigns forever, all the right, title, interest, claim and demand whatsoever as I the said Releaser have or ought to have in or to that certain lot, piece or parcel of land, with the buildings and improvements thereon (except the barn on the rear barn lot) situated, lying and being in the Town of Greenwich, County of Fairfield and State of Connecticut, on the East side of Round Hill Road and bounded and described as follows: Beginning at a point on the easterly side of said road, running thence N. 17° 31' W. Thirty-eight and three tenths (38.3) feet; thence N. 3° 25' E. Four hundred and fifty one and one tenth (451.1) feet to the center of the stone fence on the north side of the land running East and West; thence N. 39° 05' 45" E. along the center of said stone fence, Two hundred and fifty-four and one tenth (254.1) feet; thence N. 60° 30' 30" E. and along the center of said stone fence, Twelve hundred and ninety-four and two tenths (1294.2) feet; thence N. 12° 02' E. Twenty-seven (27) feet; thence S. 83° 30' W. Sixty-eight (68) feet; thence S. 31° 52' 47" W. and along the land of Gillahan Five hundred and ninety-one and seven tenths (591.7) feet; thence S. 78° 47' W. and along the land of Howe, Eleven hundred and twenty-four and two tenths (1224.2) feet to the point or place of beginning.

Together with all the right, title and interest of the said Releaser in and to the highway abutting the west line of the above described premises, to the center thereof.
To all People to whom these Presents shall Come, Greeting:

REMEMBER THE CONNECTICUT SHORE REALTY COMPANY, INCORPORATED
(also known as The Connecticut Shore Realty Company), a corporation
organized and existing under the laws of the State of Connecticut, hav-
ing its principal office in the Town of Greenwich, State of Connecticut,
acting herein by Herbert A. Potterton, its President, hereunto duly
authorized,

for the consideration of ONE DOLLAR and other valuable considerations,

received in full satisfaction of HARRY JURMAN and BEATRICE B. JURMAN,
husband and wife, both of the Town of Greenwich, State of Connecticut,

and were the survivors of them, and were each survivor's heirs and assigns forever.

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

BEGINNING at the point formed by the intersection of the division
line between the grantor and land of Hewett & Co., Inc., at a

with the northerly line of East Putnam Avenue, and running thence along
East Putnam Avenue 85° 21' E. 50.1 feet, 3° 26' S. 51' 7" 26.35 feet,
E. 57° 02' W. 195.35 feet, S. 59° 02' W. 44.6 feet, and S. 63° 20' W.
104.15 feet, thence along land of Smith N. 29° 56' 10" W. 287.65 feet
and S. 77° 03' W. 234.2 feet to the northerly line of Kears Street,
thence along Kears Street N. 16° 24' E. 114.2 feet, N. 27° 56' W.
204.6 feet, E. 14° 06' S. 126.1 feet, N. 1° 43' E. 49.5 feet, N. 1° 34' E.
32.4 feet, N. 62° 06' E. 180.6 feet and S. 7° 18' E. 122.2 feet, thence
along land of Wilson S. 68° 06' E. 128.0 feet and N. 7° 35' W.
99.9 feet to a point on the line between W. 67° 10' E. 154.0 feet, W. 26° 29' E.
104.0 feet, N. 1° 16' W. 38.0 feet, N. 13° 20' E. 60.8 feet, N. 35° 35'
S. 28.4 feet, N. 76° 06' S. 85.8 feet, S. 82° 03' E. 35.0 feet, S. 67°
59' E. 65.4 feet and S. 28° 13' E. 25.2 feet, thence along land of Berry
N. 72° 17' W. 20.1 feet, E. 31° 29' E. 31.7 feet, S. 15° 15' E. 27.2 feet,
S. 6° 43' E. 86.0 feet, S. 11° 41' W. 77.6 feet, S. 5° 32' E. 35.6 feet,
E. 10° 30' W. 95.0 feet, E. 11° 00' W. 60.0 feet, N. 27° 54' W. 93.0 feet,
N. 35° 12' E. 171.6 feet, N. 30° 28' W. 13.0 feet, S. 1° 35' E. 59.2 feet,
N. 27° 32' W. 25.6 feet, N. 9° 52' E. 56.3 feet, N. 25° 22' E. 168.6 feet,
and E. 28° 52' E. 175.8 feet, thence along land of Romano S. 1° 25' E.
E. 35.2 feet, N. 53° 01' W. 10.6 feet and N. 6° 51' E. 171.1 feet,
thence along land of Barrows E. 10° 23' E. 76.1 feet, thence along
land of Barrows to and along land now or formerly of the
Brooks Park Land Co., S. 8° 25' E. 257.0 feet and S. 8° 39' E.
157.1 feet, thence along land of the Potterton Estate S. 17° 24' W. 63.4
feet, S. 10° 30' W. 22.6 feet, E. 62° 22' W. 39.1 feet, E. 57° 39' W.
50.4 feet, S. 1° 29' W. 11.1 feet, N. 39° 10' W. 151.4 feet, S. 39° 22'
W. 26.0 feet, S. 54° 19' W. 100.1 feet, S. 35° 03' W. 58.0 feet, S. 3° 20'
W. 237.7 feet, S. 5° 21' E. 56.0 feet and S. 12° 40' E. 23.3 feet to the
point of beginning and containing 21,700 acres.

The general boundaries of the above described tract of land are northe-
only by land of Wilson, land of Kears, land of Berry and land of Romano;
east by land of Barrows, land now or formerly of the Brooks Park Land
Co., land of the Potterton Estate and land of Potterton & Co., Inc.,
all by; southerly by land of the Potterton Estate; East Putnam Avenue and
Land of Smith; westerly by land of Smith, Weaver Street, land of Wilson, land of Houck and land of Berry.

TOGETHER with all right, title and interest of the grantor in and to said West Putnam Avenue and Weaver Streets.

SUBJECT to "Greenwich Water Company" right of way and mutual rights of way between this property and land of Smith, as shown on survey of Greenwich Water Company made by E.F. Earp and dated January 31, 1899, as appears of record.

ALSO, any and all right, title and interest of the grantor in and to the following described premises:

BEGINNING at the point formed by the intersection of the division line between land now or formerly of Edgewood Park Land Co. and land of Alfred H. Potterton, east with the westerly line of Valley Drive, and running thence along land of Potterton South 71° 30' West 146.4 feet, thence along land of the grantor North 9° 19' East 135.6 feet and North 9° 52' East 300.3 feet, thence along land now or formerly of Edgewood Park Land Co., North 50° 22' East 175.6 feet to the westerly line of Valley Drive, thence along Valley Drive South 9° 56' East 251.3 feet and 12.1 feet along the arc of a circle curving to the right on a radius of 151.3 feet to the point of BEGINNING, containing 0.01 acres.

The general boundaries of the above described tract of land are:
Northerly by land now or formerly of Edgewood Park Land Co.; westerly by Valley Drive; southerly by land of Potterton; and easterly by land of the grantor.

TOGETHER with any right, title and interest of the grantor in and to Valley Drive.

To have and to hold the above granted and bargained premises, with the appurtenances thereto, unto the said grantee, and unto the survivors of them, and unto such survivor's heirs and assigns forever, to them and their heirs and assigns.

And also, the said grantee does for itself, its successors and assigns, covenants with the said grantor and with the survivors of them, and with such survivor's heirs and assigns, that it will forever indemnify the grantee, as a good indefeasible estate in Fee Simple; and that it has been good right to bargain and sell the same in manner and form as in above written; and that the same is free from all incumbrances whatsoever.

And furthermore, the said grantee does by these presents bind itself and its successors and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to the said grantee, and in the survivors of them and in such survivor's heirs and assigns, against all claims and demands whatsoever.
IN WITNESS WHEREOF, THE CONNECTICUT SHORE REALTY COMPANY, INCORPORATED, by Herbert A. Potterton, its President, has hereunto set its corporate name and affixed its corporate seal, the 13th day of November, A.D., one thousand nine hundred and fifty-three.

[Signature]

By: [Signature]

In the year of our Lord nineteen hundred and fifty-three.

[Signature]

[Signature]

[Signature]

[Signature]

In the year of our Lord nineteen hundred and fifty-three,

[Signature]

County Clerk's certificate of authority of said corporation.

[Signature]

JAN 8, 1954

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

Know Ye, That WE, HARRY JURMAN and BEATRICE B. JURMAN, of the
Town of Greenwich, County of Fairfield and State of Connecticut,

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

THE

received to our full satisfaction of B. T. NEWMAN BUS SERVICE, INC., a
Connecticut corporation organized and existing under and pursuant to
the laws of the State of Connecticut, and having its principal place
of business at 277 West Putnam Avenue, in said Town of Greenwich,

THE

do give, grant, bargain, sell and confirm unto the said B. T. NEWMAN BUS SERVICE
INC.

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

Beginning at the point formed by the intersection of the division line
between the land herein described and land now or formerly of John
Picone with the northerly line of West Putnam Avenue; and proceeding
thence along the northerly line of West Putnam Avenue, South 63° 52'
West 58.1 feet and South 49° 53' West 84.85 feet to land of Duclay
 Realty Corporation; and proceeding thence along land of Duclay Realty
Corporation North 26° 28' 30" West 308.71 feet to the boundary line
between the BOL zone and the B-G zone; and proceeding thence along said
boundary line being through land of the grantor North 49° 53' East
48.85 feet and North 63° 52' East 225.5 feet to land now or formerly of
Gospodinoff; and proceeding thence along land now or formerly of Gospod-
inoff, South 2° 29' East 43.0 feet and continuing thence along land now
or formerly of Gospodinoff to and along land now or formerly of John
Picone, South 2° 31' East 137.1 feet, South 1° 53' East 32.0 feet, South
7° 28' West 32.7 feet South 51° East 60.0 feet and South 1° 40'
East 23.3 feet to the point and place of beginning and containing 1.425
acres.

The general boundaries of the above described tract of land are north-
erly by other land of the grantor and easterly by land now or formerly
of Gospodinoff and land now or formerly of John Picone, southerly by
West Putnam Avenue and westerly by land of Duclay Realty Corporation.

Being a portion of the premises conveyed to the Grantors by The Connecti-
icut Shore Realty Company, Incorporated by deed dated November 13, 1953
and recorded in the Greenwich land records in Book 506 at page 190.

Said premises shall be conveyed together with all right, title and in-
terest of the Grantors in and to that portion of the highway West Putnam
Avenue adjoining said premises to the center line thereof.

Said premises are conveyed subject to the following:

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

2. Second installment of the Town of Greenwich Tax on the List of
October 1, 1963, due and payable January 1964, which tax the Grantee
assumes and agrees to pay.

3. Town of Greenwich Sewer Maintenance Tax on the List of October 1,
1963, due and payable October 1964, which tax the Grantee assumes and
agrees to pay.

(Over)
4. Town of Greenwich Sewer Construction Assessment against said premises which assessment the Grantee assumes and agrees to pay in full.

5. Grant from Harry Jurman and Beatrice B. Jurman to the Town of Greenwich dated July 26, 1951 and recorded in the Greenwich land records in Book 654 at page 23.

6. Such rights as may exist in and to the brook or stream flowing through said premises.

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

And also, we the said grantors do for ourselves, our heirs, executors and administrators, covenant with the said grantee its successors, heirs and assigns, that at and until the enealing 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 mentioned.

And Furthermore, we the said grantors do by these presents bind ourselves and our heirs, executors and administrators forever to WARRANT AND DEFEND the above granted and bargained premises to the said grantee its 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 30th day of September in the year of our Lord nineteen hundred and sixty four.

Signed, Sealed and Delivered in presence of

[Signatures]

Harry Jurman

Beatrice B. Jurman
To all People to Whom these Presents shall come, Greeting:

KNOW YE THAT WE, JOHN T. TOCHY and MARY O. TOCHY, of the Town of Greenwich, County of Fairfield and State of Connecticut,

hereinafter referred to as the mortgagor, for the consideration of THIRTY-NINE THOUSAND AND NO/100 ($39,000.00) -------------------------------

Dollars, received to his full satisfaction, and being 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 Bridgeport in the county of Fairfield and State of Connecticut,

hereinafter referred to as the mortgagee, DO HEREBY, Grant, Bargain, Sell and Convey unto the said mortgagee,

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

COMMENCING at a point on the easterly side of Nutmeg Drive, which point is located 896.48 feet from the southerly line of Sherwood Avenue as measured along the said easterly side of Nutmeg Drive, running thence along other land of Fawn Realty, Inc. North 63° 49' 50" East 155.63 feet, North 53° 10' East 199.29 feet, South 57° 27' 10" East 326.22 feet, South 29° 01' 30" West 345.73 feet and South 74° 40' 40" West 100.05 feet, running thence along said Nutmeg Drive North 20° 43' 40" West 188.32 feet and 53.85 feet along the arc of a circle curving to the left and having a radius of 362.52 feet to the point or place of beginning.

BEING the same premises conveyed to John T. Tochy and Mary O. Tochy by Warranty Deed by Fawn Realty, Inc. dated September 29, 1964 and recorded in the Greenwich Land Records.
CERTIFICATE OF CHANGE OF NAME

THE 277 WEST PUTNAM AVENUE CORPORATION, a Connecticut corporation organized and existing under and pursuant to the laws of the State of Connecticut, and having its principal place of business at 277 West Putnam Avenue, in said Town of Greenwich, acting herein by Charles H. Tuthill, its President, hereunto duly authorized, hereby certifies that it was incorporated under the name The B. T. Newman Bus Service, Incorporated and took title to certain real property located in the Town of Greenwich by deed dated September 30, 1964 and recorded in the Greenwich Land Records on September 30, 1964 in Book 71 at Page 694, under the name The B. T. Newman Bus Service, Incorporated, and said Corporation changed its name to THE 277 WEST PUTNAM AVENUE CORPORATION through the filing of a Certificate of Amendment of Certificate of Incorporation, which was duly filed in the office of the Secretary of State of the State of Connecticut on August 11, 1965.

Dated at Greenwich, Connecticut this 9th day of September, 1965.

THE 277 WEST PUTNAM AVENUE CORPORATION

By Charles H. Tuthill

Its President

Subscribed and sworn to before me this 9th day of September, 1965.

Cameron R. Hopper

Commissioner of the Superior Court

Cameron F. Hopper

Received for Record SEP 14 1965 by: W.W. Searle and Recorded by: W.R. Spink
TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE THAT THE 277 WEST PUTNAM AVENUE CORPORATION, formerly known as THE B. T. NEWMAN BUS SERVICE, INCORPORATED, a Connecticut corporation organized and existing under and pursuant to the laws of the State of Connecticut, and having its principal place of business at 277 West Putnam Avenue, in said Town of Greenwich, acting herein by Charles H. Ruthill, its President, hereunto duly authorized,

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

SPACE REALTY COMPANY, a Connecticut corporation organized and existing under and pursuant to the laws of the State of Connecticut, and having its principal place of business at 181 West Putnam Avenue, in said Town of Greenwich,

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

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

BEGINNING at a point formed by the intersection of the division line between the land herein described and land now or formerly of John Picone with the northerly line of West Putnam Avenue; and proceeding thence along the northerly line of West Putnam Avenue, South 53° 52' West 56.1 feet and South 45° 53' West 84.8 feet to land of Duclay Realty Corporation; and proceeding thence along land of Duclay Realty Corporation North 29° 20' 30" West 308.7 feet to the boundary line between the B-0 zone and the R-0 zone; and proceeding thence along said boundary line being through land now or formerly owned by Harry Jurman and Beatrice B. Jurman North 49° 53' East 48.83 feet and North 63° 52' East 225.5 feet to land now or formerly of Gospodinoff; and proceeding thence along land now or formerly of Gospodinoff, South 2° 20' 30" East 43.6 feet and continuing thence along land now or formerly of Gospodinoff to and along land now or formerly of John Picone, South 31° East 137.1 feet, South 1° 53' East 32.0 feet, South 8° 51' West 32.7 feet South 8° 51' East, 60.0 feet and South 12° 10' East 23.3 feet to the point and place of beginning and containing 1.425 acres.

THE general boundaries of the above described tract of land are northerly by other land now or formerly owned by Harry Jurman and Beatrice B. Jurman and easterly by land now or formerly of Gospodinoff and westerly by land of Duclay Realty Corporation.

Said premises subject to any easements, covenants, restrictions and regulations, and to any municipal and acreage boundaries, as may be shown or established by law, and to any covenants, restrictions and conditions in any deed of record.

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 his and their own proper use and benefit.

ALSO, the said grantor does for himself, his heirs, successors and assigns, at all times, and until the conveyance of these presents, do, and the said grantor does for himself, his heirs, successors and assigns, at all times, and until the conveyance of these presents, do, and the said grantor does for himself, his heirs, successors and assigns, at all times, and until the conveyance of these presents, do, and the said grantor does for himself, his heirs, successors and assigns, at all times, and until the conveyance of these presents, do, and the said grantor does for himself, his heirs, successors and assigns, at all times, and until the conveyance of these presents, do, and the said grantor does for himself, his heirs, successors and assigns, at all times, and until the conveyance of these presents, do, and the said grantor does for himself, his heirs, successors and assigns, at all times, and until the conveyance of these presents, do, and the said grantor does for himself, his heirs, successors and assigns, at all times, and until the conveyance of these presents, do.

AND FURTHERMORE, the said grantor hereby binds himself and his heirs, successors and assigns, 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 herebefore mentioned.

IN WITNESS WHEREOF, the grantor has hereunto set his hand, name and seal, this 7th day of September, 1965.

Signed, Sealed and Delivered in presence of:

PHILLIP J. HOPPEN

By CLAUDE RUTHILL

Beatrice L. Jurman

L.S.

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

38: Greenwich


Personally appeared THE 277 WEST PUTNAM AVENUE CORPORATION, acting herein by Charles H. Ruthill, its President, hereunto duly authorized, and the true copy of said corporation.
SAID premises are conveyed together with all right, title and interest of the Grantor in and to that portion of the highway West Putnam Avenue adjoining said premises to the center line thereof.

BEING the same premises conveyed to the Grantor herein by Harry Jurman and Beatrice B. Jurman by Warranty Deed dated September 30, 1964 and recorded in the Greenwich Land Records on September 30, 1964 in Book 711 at Page 694.

SAID premises are also conveyed subject to the following:
1. Any assessment made or to be made by the Town of Greenwich for sewer construction and/or sewer plant construction or enlargement.
4. Such rights as may exist in and to the brook or stream flowing through said premises.

Received the Rec'd, SEP. 14, 1966, at 2 PM, and recorded by

Town Clerk

© The State National Bank of Connecticut

OPEN-END MORTGAGE

To all People in Whom these Presents shall come, Greeting:

KNOW YE THAT we, LAES G. STEENBERG and JEANNETTE A. STEENBERG, Husband and Wife, of the Town of Greenwich, County of Fairfield and State of Connecticut hereinafter referred to as the mortgagor, for the consideration of SEVENTEEN THOUSAND SIX HUNDRED ($17,600.00) Dollars, received to his full satisfaction of 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 Bridgeport in the county of Fairfield and state of Connecticut, hereinafter referred to as the mortgagee, DOES GIVE, GRANT, BARGAIN, SELL AND CONFIRM unto the said mortgagee,

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, known and designated as Lot No. 3 on a certain map entitled, "Map Of Property In Greenwich, Connecticut Prepared For Twin Ridge Construction Company, Inc." prepared by Rocco V. D'Andrea, surveyor, and dated April 23, 1965, which map is on file in the office of the Town Clerk of the Town of Greenwich as Map No. 4601.

Being the same premises conveyed to the Mortgagor by Twin Ridge Construction Company, Incorporated, by Warranty Deed dated September 7, 1965, now on file in the Greenwich Land Records, together with all the rights, privileges and benefits but subject, nevertheless, to the restrictive covenants, agreements and provisions therein set forth or referred to.
To all People to Whom these Presents shall Come, Greeting:

Know Ye, That THE 277 WEST PUTNAM AVENUE CORPORATION, formerly known as THE B. T. NEWNAM BUS SERVICE, INCORPORATED, a Connecticut corporation organized and existing under and pursuant to the laws of the State of Connecticut, and having its principal place of business at 277 West Putnam Avenue, in said Town of Greenwich, acting herein by Charles H. Tuthill, its President, hereunto duly authorized,

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

received to its full satisfaction of SPACE REALTY, INC., a Connecticut corporation organized and existing under and pursuant to the laws of the State of Connecticut, and having its principal place of business at 181 West Putnam Avenue, in said Town of Greenwich,

do give, grant, bargain, sell and convey unto the said SPACE REALTY, INC.,

All that certain tract, piece or parcel of land, situated in the said Town of Greenwich, and bounded and described as follow:

Beginning at a point formed by the intersection of the division line between the land herein described and land now or formerly of John Picone with the northerly line of West Putnam Avenue; and proceeding thence along the northerly line of West Putnam Avenue, South 63° 52' West 59.1 feet and South 49° 53' West 84.85 feet to land now or formerly of Duclay Realty Corporation; and proceeding thence along land now or formerly of Duclay Realty Corporation North 26° 28' 50" West 398.71 feet to the boundary line between the B-G zone and the B-1 zone; and proceeding thence along said boundary line being through land now or formerly owned by Harry Jurman and Beatrice B. Jurman North 45° 53' East 46.83 feet and North 63° 52' East 225.5 feet to land now or formerly of Gospodinoff; and proceeding thence along land now or formerly of Gospodinoff South 2° 29' East 43.0 feet and continuing thence along land now or formerly of Gospodinoff to and along land now or formerly of John Picone South 2° 31' East 137.1 feet, South 1° 53' East 32.0 feet, South 7° 26' West 32.7 feet, South 4° 51' East 60.0 feet and South 12° 40' East 23.3 feet to the point and place of beginning and containing 1.425 acres.

The general boundaries of the above described tract of land are northerly by land now or formerly owned by Harry Jurman and Beatrice B. Jurman and easterly by land now or formerly of Gospodinoff and land now or formerly of John Picone, southerly by West Putnam Avenue and westerly by land now or formerly of Duclay Realty Corporation.

Said premises are conveyed together with all right, title and interest of the Grantor in and to that portion of the highway West Putnam Avenue adjoining said premises to the center line thereof.

This deed is given to correct certain deed from the Grantor to the Grantee dated September 9, 1965, and recorded in the Greenwich Land Records in book 279 at page 317, in which said deed the name of the Grantee was inadvertently referred to as Space Realty Company.

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

Said premises are also conveyed subject to the following:

1. Any assessment made or to be made by the Town of Greenwich for sewer construction and/or sewer plant construction or enlargement.

2. Grant from Harry Jurman and Beatrice B. Jurman to the Town of Greenwich dated July 26, 1951, and recorded in said land records in

4. Such rights as may exist in and to the brook or stream flowing through said premises.

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.

And also, it, the said grantor, does for itself, and its successors, assigns, covenant with the said grantee, its successors, assigns, and assigns, that at and until the enscolding of these presents, it is well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and has good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever, except as hereinbefore mentioned.

And Furthermore, it, the said grantor, do as by these presents bind itself and its successors, assigns, WARRANT AND DEFEND the above granted and bargained premises to it, the said grantee, its successors, assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

IN WITNESS WHEREOF, THE 277 WEST PUTNAM AVENUE CORPORATION by Charles H. Tuthill, its President, as aforesaid, has hereunto set its corporate name and affixed its corporate seal this 19th day of January A.D., 1966.

[Signature]
Beatrice Cavill
Charles H. Tuthill
Its President
State of Connecticut,

County of FAIRFIELD

January 19 A.D. 1966

Personally appeared THE 277 WEST PUTNAM AVENUE CORPORATION by Charles H. Tuttle, its President, 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.

[Signature]

Commissioner of the Superior Court

[Signature]

Received MAR 25 1966. 19 At 1:50 AM

Town Clerk

Know All Men by these Presents: That the MECHANICS SAVINGS BANK, a corporation located and doing business in the Town and County of Hartford and State of Connecticut, does hereby release and discharge a certain mortgage from

RICHARD PETER LAMORTE AND ANNE D. LAMORTE


In Witness Whereof, said Corporation has caused this instrument to be executed in its corporate name by BURT J. ROOT, its ASSISTANT TREASURER, hereto duly authorized, and its corporate seal to be hereto affixed this 15th day of MARCH 1966.

Signed, sealed and delivered in the presence of

[Signature]

STATE OF CONNECTICUT
COUNTY OF HARTFORD

Personally appeared BURT J. ROOT, ASSISTANT TREASURER, of the MECHANICS SAVINGS BANK, signer and sealer of the foregoing Instrument, and acknowledged the same to be his and its free act and deed, before me.

R. A. CARTER, JR.
Notary Public

Received for Record MAR 28 1966 at 8:33 A.M. Attest
TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, That the STATE OF CONNECTICUT, acting herein by
Howard S. Ives, its Highway Commissioner, hereunto duly authorized
under authority granted by Section 13a-80 of the 1963 Supplement
to the General Statutes of the State of Connecticut, and with the
advice and consent of the Commissioner of Finance and Control of
the State of Connecticut, for the consideration of One Dollar and
other valuable considerations received to its full satisfaction of
the Space Realty Inc., a corporation organized and existing
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, does demise, release and forever QUIT-
CLAIM unto the said Space Realty Inc., its successors and as-
signs forever, all the right, title, interest, claim and demand
whatsoever as it, the said Releasor, has or ought to have in or
to that certain parcel of land, situated in the Town of Greenwich,
County of Fairfield and State of Connecticut, on the northwester-
ly side of Route U.S. #1, West Putnam Avenue, containing 0.04 of
an acre, more or less, bounded and described as follows:

NORTHWESTERLY - by land of the Releasor herein, 84.85 feet;

NORTHERLY - by land of the Releasor herein, 58.1 feet;

NORTHEASTERLY - by a portion of the revised northwesterly
highway line of Route U.S. #1, West Putnam
Avenue, as established by this instrument 17
feet, more or less, by a portion of a straight
line drawn at right angles to the monumented
random line of Route U.S. #1 from the south-
westerly property corner of land now or for-
merly of John Ficoni;

SOUTHEASTERLY - by another portion of the revised northwes-
terly highway line of Route U.S. #1, West Putnam
Avenue, as established by this instru-
ment, 135 feet, more or less, by a line which
is 24 feet northwesterly from and parallel
with said monumented random line;

SOUTHWESTERLY - by another portion of the revised northwes-
terly highway line of Route U.S. #1, West Putnam
Avenue, as established by this instrument, 2
foot, more or less, by a straight line which
is an elongation in a southeasterly direction
of the division line between lands now or for-
merly of Duclay Realty Corporation and of the
Releasor herein.

The premises herein described consist of a portion of the
right of way location of Route U.S. #1, West Putnam Avenue.
The above described premises are conveyed subject to such rights and easements as may appear of record and to any state of facts which an inspection of the premises may show.

This deed does not convey title in fee simple in and to the roadway lying between the premises herein described and the center line of Route U.S. 71, West Putnam Avenue.

For a more particular description of the above described premises, reference is made to a map to be filed in the Greenwich Town Clerk's office, entitled: "Town of Greenwich, Map showing land to be released to Space Realty Co. by The State of Connecticut, Route U.S. 1, Scale 1"=40', March 1966, Rev., Howard S. Ives, Highway Commissioner."

TO HAVE AND TO HOLD the premises, with all the appurtenances, unto the said Releasor, its successors and assigns forever, so that neither it, the said Releasor, nor its successors, nor any other person or persons under it or them shall hereafter have any claim, right or title in or to the premises, or any part thereof, but the same shall remain forever barred and excluded.

IN WITNESS WHEREOF, the State of Connecticut, acting herein by Howard S. Ives, its Highway Commissioner, has caused its seal to be hereunto affixed, and this instrument to be executed in its behalf, this 16th day of May, A.D. 1966.

Signed, Sealed and Delivered in the presence of

[Signature]

STATE OF CONNECTICUT
COUNTY OF HARTFORD

Personally appeared for the State of Connecticut, Howard S.
Ives, its Highway Commissioner, signer and sealer of the foregoing
Instrument, and acknowledged the same to be the free act and deed
of the State of Connecticut, and his free act and deed in the aforesaid capacity, before me.

This conveyance is made with the advice and consent of the undersigned, in conformity with Section 136-80 of the 1953 Supplement to the General Statutes of the State of Connecticut.

George Conkling
Commissioner of Finance & Control
of the State of Connecticut

APPROVED
AS TO FORM

[Signature]

Recorded in Book 741, Page 231

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

KNOW YE, that ROBERT F. SMITH and BARBARA E. SMITH of the Town of Greenwich, County of Fairfield and State of Connecticut,
hereinafter called the grantor, for the consideration of

TWENTY-FOUR THOUSAND FIVE HUNDRED

Dollars ($24,500.00) received to his full satisfaction of the CITIZENS' SAVINGS BANK OF STAMFORD, CONNECTICUT, a corporation organized and existing under the laws of the State of Connecticut, located and doing business in the city of Stamford in the county of Fairfield in said State, hereinafter called the grantee, do give, grant, bargain, sell and convey unto the said CITIZENS' SAVINGS BANK OF STAMFORD, CONNECTICUT, the following described premises:

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, being known and designated as lot number 103 as shown and delineated on a certain map entitled "Map showing a portion of 'Havemeyer Park' Greenwich, Conn." made by S. E. Minor & Co., Inc., Civil Engineers, Greenwich, Conn., December 10, 1947, which map is on file in the Office of the Town Clerk of said Town of Greenwich and numbered 2422, reference thereto being had for a more particular description of said lot.

Being the same premises conveyed to the Grantor by William A. Chalmers by Warranty Deed dated June 16, 1966 and recorded in the Greenwich Land Records immediately prior to this Mortgage Deed, together with all the rights, privileges and benefits, but subject nevertheless to the restrictive covenants, grants, taxes, agreements and other encumbrances therein set forth or referred to.
To all People to Whom these Presents shall Come, Greeting:

Know ye, That SPACE REALTY, INC., a Connecticut Corporation with principal offices in the Town of Greenwich, County of Fairfield and State of Connecticut hereinafter referred to as Grantor

for the consideration of Fifty Thousand Dollars ($50,000.00)

received to its full satisfaction of JOHN D. LIUM, of Park Drive North, Rye, New York 10580 hereinafter referred to as Grantee

do be give, grant, bargain, sell and convey unto the said JOHN D. LIUM ALL that certain piece or parcel or tract of land, with the improvements thereon situated in the Town of Greenwich, County of Fairfield and State of Connecticut, bounded and described as follows:

BEGINNING at a point formed by the intersection of the division line between the land herein described and land now or formerly of John Picone with the northerly line of West Putnam Avenue, and proceeding thence along the northerly line of West Putnam Avenue, South 83° 52' 40" South 49° 53' West 84.83 feet to land now or formerly of Duclay Realty Corporation; and proceeding thence along land now or formerly of Duclay Realty Corporation North 28° 28' 10" West 308.71 feet to the boundary line now or formerly being located between the B-O-Z zone and the B-G-zone; and proceeding thence along said boundary line being through land formerly owned by Harry Jurman and Beatrice B. Jurman and now owned by Fawn Associates, North 49° 53' East 48.83 feet and North 63° 52' East 225.5 feet to land now or formerly of Gospodnoff and proceeding thence along land now or formerly of Gospodnoff South 2° 29' East 43.0 feet and continuing thence along land now or formerly of Gospodnoff to and along land now or formerly of John Picone South 2° 31' East 137.1 feet, South 1° 53' East 32.0 feet, South 7° 26' West 32.7 feet, South 4° 51' East 60.0 feet and South 12° 41' East 23.3 feet to the point and place of beginning and containing 1.425 acres.

BEING the same premises conveyed to SPACE REALTY, INC. by Warranty Deed from THE 277 WEST PUTNAM AVENUE CORPORATION dated January 19, 1966 and recorded in the Greenwich Land Records in Book 737 at Page 373.

SUBJECT TO:

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

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

3. Taxes on the second half of the Grand List of October 1, 1978, for the said Town of Greenwich, which, having been adjusted, the Grantee herein assumes and agrees to pay; and taxes to be laid on the Grand List of October 1, 1979 for the said Town of Greenwich.

4. Town of Greenwich Sewer Maintenance Tax hereafter becoming due and payable.


7. Such rights as may exist in and to the brook or stream flowing through said premises.


10. All mortgages of record.
To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto him the said grantee his heirs, successors and assigns forever, to his and their own proper use and behoof.

And also, the said grantor do as for itself heirs, executors and administrators, covenant with the said grantee his successors, heirs and assigns; that at and until the ensealing of these presents, it is well-secured of the premises, as a good indefeasible estate in FEE SIMPLE, and has good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever, except as hereinafore mentioned.

And Furthermore, it the said grantor do as by these presents bind itself and its heirs, executors and administrators forever to WARRANT AND DEFEND the above granted and bargained premises to him the said grantee his successors, heirs and assigns, against all claims and demands whatsoever, except as hereinafore mentioned.

REALTY, INC. has and seal this 10th day of April in the year of our Lord nineteen hundred and eighty.

In Witness Whereof, SPACE REALTY, INC. has hereunto set its hand and seal this 10th day of April in the year of our Lord nineteen hundred and eighty.

Signed, Sealed and Delivered in presence of

John D. Liim, President

John A. L. Liim

Please execute this document in the presence of two witnesses and a Notary Public who should complete the acknowledgment and affix his or her impression; seal and the date upon which his or her commission expires. Under the signatures of the witnesses and the Notary, their names should be either printed or typed in. The Notary may serve as one of the two witnesses if you so desire.

State of Connecticut,
County of FAIRFIELD

Personally Appeared

John D. Liim, President of SPACE REALTY, INC.

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

Commissioner of Deeds

Latest address of Grantor:

John D. Liim

No. and Street: Park Drive North

City: New York

State: New York Zip: 10580

Recd. for Record. 3-1-1980, at 5:55 PM, and recorded by

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

KNOW YE THAT

John D. Liun, P.O. Box 664, Rye, New York 10580

for the consideration of Ten Dollars

and other value received to his full satisfaction of

The Aries Group, Inc., 581 West Putnam Ave., Greenwich, CT 06830

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 Attached Schedule "A"

Parcel I & II

Said premises are subject to any and all provisions of any ordinance, municipal regulation, or public or private law and to any municipal and sewer taxes and assessments 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 his and their own proper use and benefit.

AND ALSO, the said Grantor does for himself, his heirs, successors and assigns 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 whatever except as hereinbefore 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 whatever except as hereinbefore mentioned.

IN WITNESS WHEREOF, the grantor has hereunto set his hand, name and seal, this 1st of July, 1988.

Signed, Sealed and Delivered in presence of:

[Signatures]

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

Personally appeared
John D. Liun

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

Notary Public
Commissioner of the Superior Court
SCHEDULE "A"

PARCEL 1

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

BEGINNING at a point formed by the intersection of the division line between the land herein described and land now or formerly of John Picone with the northerly line of West Putnam Avenue; and proceeding thence along the northerly line of West Putnam Avenue, South 63° 52' East 50.0 feet and South 49° 53' West 84.85 feet to land now or formerly of Duclay Realty Corporation; and proceeding thence along land now or formerly of Duclay Realty Corporation North 26° 20' 30" West 306.71 feet to the boundary line between the 801 zone and the 8-6 zone; and proceeding thence along said boundary line being through land now or formerly owned by Harry Jurman and Beatrice B. Jurman North 49° 53' East 48.83 feet and North 63° 52' East 225.0 feet to land now or formerly of Gospodinoff; and proceeding thence along land now or formerly of Gospodinoff, South 2° 29' East 43.0 feet and continuing thence along land now or formerly of Gospodinoff to and along land now or formerly of John Picone, South 2° 31' East 137.1 feet, South 1° 53' East 32.0 feet, South 7° 26' West 32.7 feet South 4° 51' East, 60.0 feet and South 12° 40' East 23.3 feet to the point and place of beginning and containing 1.425 acres.

The general boundaries of the above described tract of land are: NORTHERLY by land now or formerly of Harry Jurman and Beatrice B. Jurman and EASTERNLY by land now or formerly of Gospodinoff and land now or formerly of John Picone; SOUTHERLY by West Putnam Avenue, and WESTERNLY by land now or formerly of Duclay Realty Corporation.

BEING the same premises conveyed to the Grantee herein by Space Realty, Inc. by Warranty Deed dated April 28, 1980 and recorded in Book 1668 at Page 5 of the Greenwich Land Records.
LAND OF SPACE REALTY, INC.

PARCEL II

ALL that certain parcel of land, situated in the Town of Greenwich, County of Fairfield and State of Connecticut, on the northwesterly side of Route U.S. No. 1, West Putnam Avenue, containing 0.04 of an acre, more or less, bounded and described as follows:

NORTHWESTERLY — by other land of Space Realty, Inc.

NORTHERLY — by other land of Space Realty, Inc., 58.1 feet.

NORTHEASTERLY — by a portion of the revised northwesterly highway line of Route U.S. No. 1, West Putnam Avenue, as established by instrument of conveyance recorded in the Greenwich Land Records on June 17, 1956, in Book 1840, page 321, 84.85 feet, more or less, by a portion of a straight line drawn at right angles to the monumented random line of Route U.S. No. 1 from the southwesterly property corner of land now or formerly of John Piconi.

SOUTHEASTERLY — by another portion of the revised northwesterly highway line of Route U.S. No. 1, West Putnam Avenue, as established by instrument of conveyance recorded in the Greenwich Land Records on June 17, 1956, in Book 1840, page 321, 105 feet, more or less, by a line which is 24 feet northwesterly from and parallel with said monumented random line.

SOUTHWESTERLY — by another portion of the revised northwesterly highway line of Route U.S. No. 1, West Putnam Avenue, as established by instrument of conveyance recorded in the Greenwich Land Records on June 17, 1956, in Book 1840, page 321, 2 feet, more or less, by a straight line which is an elongation in a southeasterly direction of the division line between land now or formerly of Dudley Realty Corporation and of Space Realty, Inc.

Being the same premises conveyed to the Grantor by the Grantor, Connecticut by deed dated May 26, 1956, and recorded in the land records of the Town of Greenwich on June 17, 1956, together with all right, title and interest of the Grantor in and to that portion of the highway known as West Putnam Avenue adjoining said premises to the center line of said highway.

Received for Record JUL 5 1956 at 10:07 A.M. and recorded by Town Clerk.
TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE THAT Space Realty, Inc.
c/o John D. Lium, P.O. Box 664, Rye, NY 10580

for the consideration of Ten Dollars
and other value received to his full satisfaction of

John D. Lium, P.O. Box 664, Rye, New York 10580

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 Attached Schedule "A"

Signed Conveyance Tax received

Town Clerk of Greenwich

SCHEDULE "A" 

LAND OF SPACE REALTY, INC.

ALL that certain parcel of land, situated in the Town of Greenwich, County of Fairfield and State of Connecticut, on the northwesterly side of Route U.S. #1, West Putnam Avenue, containing 0.04 of an acre, more or less, bounded and described as follows:

NORTHWESTERLY - by other land of Space Realty, Inc.

84.85 feet

NORTHERLY - by other land of Space Realty, Inc., 58.1 feet

NORTHEASTERLY - by a portion of the revised northwesterly highway line of Route U.S. #1, West Putnam Avenue, as established by Instrument of conveyance recorded in the Greenwich Land Records on June 17, 1955 in Book 741 at page 229, 17 feet, more or less, by a portion of a straight line drawn at right angles to the monumented random line of Route U.S. #1 from the southwesterly property corner of land now or formerly of John Piocone

SOUTHEASTERLY - by another portion of the revised northwesterly highway line of Route U.S. #1, West Putnam Avenue, as established by Instrument of conveyance recorded in the Greenwich Land Records on June 16, 1966 in Book 741 at page 229, 135 feet, more or less, by a line which is 24 feet northwesterly from and parallel with said monumented random line

SOUTHWESTERLY - by another portion of the revised northwesterly highway line of Route U.S. #1, West Putnam Avenue, as established by Instrument of conveyance recorded in the Greenwich Land Records on June 17, 1955 in Book 741 at page 229, 7 feet, more or less, by a straight line which is an elongation in a southeasterly direction of the division line between lands now or formerly of Duclay Realty Corporation and of Space Realty, Inc.

Being the same premises conveyed to Space Realty, Inc. by the State of Connecticut by deed dated May 28, 1955, and recorded in the land records of the Town of Greenwich on June 17, 1955, together with all right, title and interest of the Grantor in and to that portion of the highway known as West Putnam Avenue adjoining said premises to the center line of said highway.
Said premises are subject to any and all provisions of any ordinance, municipal regulation, or public or private law and to any municipal and sewer taxes and assessments 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 his own proper use and benefit.

AND ALSO, the said grantor does for himself, his heirs and successors covenant with the said grantee, his heirs, successors and assigns, that as and until the executings of these presents, he is well served of the premises, as a good indefeasible estate in fee simple; and has good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever except as heretofore 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 12th day of July, 1988.

Signed, Sealed and Delivered in presence of:

[Signature]

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

I, John D. Liu, being duly appointed, commissioned and authorized to act as the clerical officiate, do hereby certify that the above and foregoing is a true and correct copy of the record of the instrument and acknowledged the same before me to be the free act and deed of the said parties.

[Signature]

Received for Record JUL 5 1988 at 10:23 A.M. Attested:

[Signature]

Town Clerk
TO ALL TO WHOM IT MAY CONCERN:

This certifies that a mortgage from THE ARIES GROUP, INC., of the Town of Greenwich, County of Fairfield, and State of Connecticut to JOHN D. LIUM, of Rye, New York, bearing date the 1st day of July, 1988 and recorded on July 5, 1988 in Volume 1841 at Page 51 of the Greenwich Land Records was foreclosed upon the complaint of JOHN D. LIUM against THE ARIES GROUP, INC., the owner of the equity of redemption in said mortgaged premises and against PROPRISI GALLERIES AND SCHOOL OF ART, INC. D/B/A CONNECTICUT INSTITUTE OF ART, MICHAEL PROPRISI, AUGUST PROPRISI, ACAPULCO JOE'S, INC., and MICHAEL RABINOWITZ, having an interest therein, in the Superior Court, held at Stamford, within and for the Judicial District of Stamford/Norwalk on August 26, 1994.

The premises foreclosed are described on Exhibit A attached hereto.

The time limited for redemption in said judgment of foreclosure has passed, and the title to said premises became absolute in the said JOHN D. LIUM on September 6, 1994.

Dated at Stamford, Connecticut this 9th day of September, A. D., 1994.

THE PLAINTIFF, JOHN D. LIUM

By

Franklin Melder

MEISER & MELLER - Juris #102092
1036 Washington Boulevard
Stamford, CT 06901
PARCEL I

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

BEGINNING at a point formed by the intersection of the division line between the land herein described and land now or formerly of John Picone with the northerly line of West Putnam Avenue; and proceeding thence along the northerly line of West Putnam Avenue, South 63° 52' West 58.1 feet and South 49° 51' West 84.85 feet to land now or formerly of Duclay Realty Corporation; and proceeding thence along land now or formerly of Duclay Realty Corporation North 26° 28' 30" West 308.71 feet to the boundary line between the B-G zone and the B-G zone; and proceeding thence along said boundary line being through land now or formerly owned by Harry Jurman and Beatrice E. Jurman North 49° 53' East 48.83 feet and North 63° 52' East 225.5 feet to land now or formerly of Gospodinoff; and proceeding thence along land now or formerly of Gospodinoff, South 29° 29' East 43.0 feet and continuing thence along land now or formerly of Gospodinoff to and along land now or formerly of John Picone, South 29° 31' East 137.1 feet, South 1° 53' East 32.0 feet, South 79° 26' West 52.7 feet South 40° 51' East, 50.0 feet and South 12° 40' East 23.3 feet to the point or place of beginning and containing 1.425 acres.

The general boundaries of the above described tract of land are: NORTHERLY by land now or formerly of Harry Jurman and Beatrice E. Jurman and EASTERNLY by land now or formerly of Gospodinoff and land now or formerly of John Picone; SOUTHERLY by West Putnam Avenue, and WESTERNLY by land now or formerly of Duclay Realty Corporation.

Being the same premises conveyed to the Grantor herein by Spce Realty, Inc. by Warranty Deed dated April 28, 1980 and recorded in Book 1568 at Page 5 of the Greenwich Land Records.
ALL THAT CERTAIN parcel of land situated in the Town of Greenwich, County of Fairfield, and State of Connecticut on the northwesterly side of Route U.S. #1, West Putnam Avenue, containing 0.04 of an acre, more or less, bounded and described as follows:

NORTHWESTERLY - by other land of Space Realty, Inc., 84.05 feet;

NORTHERLY - by other land of Space Realty, Inc., 58.1 feet;

NORTHEASTERLY - by a portion of the revised northwesterly highway line of Route U.S. #1, West Putnam Avenue, as established by instrument of conveyance recorded in the Greenwich Land Records on June 17, 1966 in Book 741 at Page 229, 17 feet, more or less, by a portion of a straight line drawn at right angles to the monumented random line of Route U.S. #1 from the southwesterly property corner of land now or formerly of John Picone;

SOUTHEASTERLY - by another portion of the revised northwesterly highway line of Route U.S. #1, West Putnam Avenue, as established by instrument of conveyance recorded in the Greenwich Land Records on June 17, 1966 in Book 741 at Page 229, 135 feet, more or less, by a line which is 24 feet northwesterly from and parallel with said monumented random line;

SOUTHWESTERLY - by another portion of the revised northwesterly highway line of Route U.S. #1, West Putnam Avenue, as established by instrument of conveyance recorded in the Greenwich Land Records on June 17, 1966 in Book 741 at Page 229, 2 feet, more or less, by a straight line which is an elongation in a southeasterly direction of the division line between land now or formerly of Ducay Realty Corporation and of Space Realty, Inc.

Being the same premises conveyed to Space Realty, Inc. by the State of Connecticut by deed dated May 26, 1966 and recorded in the land records of the Town of Greenwich on June 17, 1966, together with all right, title, and interest of the Grantor in and to that portion of the highway known as West Putnam Avenue adjoining said premises to the center line of said highway.

Received for Record SEP 23 1954 at 12 h 03 m P.M. and recorded by Town Clerk.
TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE THAT JOHN D. LIUM OF RYE, NEW YORK

Grantor,

for the consideration of ONE AND 00/100 DOLLAR ($1.00) and other value received to their full satisfaction of 401 COLUMBUS AVENUE COMPANY, LLC, A NEW YORK LIMITED LIABILITY COMPANY, AND JSM PARTNERS, LLC, A CONNECTICUT LIMITED LIABILITY COMPANY, BOTH WITH OFFICES LOCATED AT 2 DEERFIELD DRIVE, GREENWICH, CONNECTICUT

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 the premises described in

SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF,
SUBJECT TO THE MATTERS OF TITLE DESCRIBED IN SCHEDULE B
ATTACHED HERETO AND MADE A PART HEREOF.

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

AND ALSO, the said Grantor does for itself, its successors and assigns covenant with the said Grantee, his heirs, successors and assigns, that at and until the enealing of these presents, it is well seized of the premises, as a good indefeasible estate in FEEL 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 hereinbefore mentioned.

AND FURTHERMORE, 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 the said Grantee, his heirs, successors and assigns, against all claims and demands whatsoever except as hereinbefore mentioned.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed on its behalf by an authorized person, this 5th day of November, 2007.

Signed, Sealed and Delivered in the presence of:

[Signatures]

STATE OF NEW YORK
COUNTY OF WESTCHESTER

On this 5th day of November, 2007, personally appeared John D. Lium, as aforesaid, signer of the foregoing instrument, and acknowledged same to be his free act and deed, before me.

[Notary Public]
[Commissioner of the Superior Court]

Received for Record: ____________________

M. Artis

Town Clerk
SCHEDULE A
581 West Putnam Avenue
GREENWICH CT 06830

PARCEL I

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

BEGINNING at a point formed by the intersection of the division line between the land herein described and land now or formerly of John Picone with the northerly line of West Putnam Avenue, and proceeding thence along the northerly line of West Putnam Avenue, South 63° 32' West 58.1 feet and South 49° 53' West 84.85 feet to land now or formerly of Duclay Realty Corporation; and proceeding thence along land now or formerly of Duclay Realty Corporation North 26° 28' 30" West 308.71 feet to the boundary line between the BOL zone and the B-G zone; and proceeding thence along said boundary line being through land now or formerly owned by Harry Jurman and Beatrice B. Jurman North 49° 59' East 48.85 feet and North 63° 52' East 225.5 feet to land now or formerly of Gospodinoff; and proceeding thence along land now or formerly of Gospodinoff, South 2° 29' East 43.0 feet and continuing thence along land now or formerly of Gospodinoff to and along land now or formerly of John Picone, South 2° 31' East 137.1 feet, South 1° 53' East 32.0 feet, South 7° 26' West 32.7 feet, South 4° 51' East 60.0 feet and South 12° 40' East 23.3 feet to the point or place of beginning and containing 1.425 acres.

THE general boundaries of the above described tract of land are: NORTHERLY by land now or formerly of Harry Jurman and Beatrice B. Jurman and EASTERLY by land now or formerly of Gospodinoff and land now or formerly of John Picone; SOUTHERLY by West Putnam Avenue, and WESTERLY by land now or formerly of Duclay Realty Corporation.

\$ 7,500.00
Conveyance Tax Received
Town Clerk of Greenwich

\$ 7,000.00
Conveyance Tax Received
Town Clerk of Greenwich
ALL that certain parcel of land situated in the Town of Greenwich, County of Fairfield
and State of Connecticut on the northwesterly side of Route U.S. #1, West Putnam Avenue,
containing 0.04 of an acre, more or less, bounded and described as follows:

NORTHWESTERLY: by other land of Space Realty, Inc.,
84.85 feet;

NORTHERLY: by other land of Space Realty, Inc.,
58.1 feet;

NORTHEASTERLY: by a portion of the revised northwesterly highway
line of Route U.S. #1, West Putnam Avenue, as
established by instrument of conveyance recorded
in the Greenwich Land Records on June 17, 1966
in Book 741 at Page 229, 17 feet, more or less, by
a portion of a straight line drawn at right angles
to the monumented random line of Route U.S. #1
from the southwesterly property corner of land
now or formerly of John Picone;

SOUTHEASTERLY: by another portion of the revised northwesterly
highway line of Route U.S. #1, West Putnam Avenue,
as established by instrument of conveyance recorded
in the Greenwich Land Records on June 17, 1966 in
Book 741 at Page 229, 135 feet, more or less, by a
line which is 24 feet northwesterly from and parallel
with said monumented random line;

SOUTHWESTERLY: by another portion of the revised northwesterly
highway line of Route U.S. #1, West Putnam Avenue,
as established by instrument of conveyance recorded
in the Greenwich Land Records on June 17, 1966 in
Book 741 at Page 229, 2 feet, more or less, by a
straight line which is an elongation in a southeasterly
direction of the division line between land now or
formerly of Duclay Realty Corporation and of Space
Realty, Inc.
SCHEDULE B
581 West Putnam Avenue
GREENWICH CT 06830

Said premises are conveyed subject to the following:

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

2. Taxes of the Town of Greenwich next becoming due and payable.


To all People to Whom these Presents Shall Come. Greeting:

Know Ye, That 401 COLUMBUS AVENUE CO., LLC, a New York limited liability company, and
JSM PARTNERS, LLC, a Connecticut limited liability company, both with offices at 2 Dearfield Drive, Suite 3, Greenwich, Connecticut 06831

herein designated as the Releasor,

received to Releasor's full satisfaction of 581 WEST PUTNAM LLC, a Connecticut limited liability company, with an office at 2 Dearfield Drive, Suite 3, Greenwich, Connecticut 06831

herein designated as the Relesee,

do by these presents remise, release and forever Quit-Claim unto the said Releasor and to the Releasor's successors and assigns forever, all of its right, title, interest, claim and demand whatsoever as the said Releasor has or ought to have in or to the premises described commonly known as 581 West Putnam Avenue, Greenwich, Connecticut, and described in Schedule A attached hereto and made a part hereof.

To Have and to Hold the premises hereby remised, released and quit-claimed with all the appurtenances unto the said Releasor and to the Releasor's successors and assigns forever, so that neither the Releasor nor the Releasor's successors or assigns nor any other person claiming under or through the Releasor shall hereafter have any claim, right or title in or to the premises or any part thereof, but therefrom the Releasor and they are by these presents, forever barred and excluded.

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

In Witness Whereof, the Releasor has signed and sealed this instrument, on its behalf by an authorized person, this 8th day of December, 2010.

Signed, Sealed and Delivered in the presence of

or Attested by

401 COLUMBUS AVENUE CO., LLC

By:

John J. Fareri
Its Member, duly authorized

JSM PARTNERS, LLC

By:

John J. Fareri
Its Manager, duly authorized

$ No State Conveyance Tax Received

Town Clerk of Greenwich

On this 8th day of December, 2010, personally appeared before me the undersigned Notary Public in and for the County of Fairfield, in and for the State of Connecticut, and acknowledged the same to be his free act and deed and the free act and deed of the principals above in writing concerning the property therein described and limited liability companies.

$ No Conveyance Tax Received

Town Clerk of Greenwich

Notary Public - Commissioner of Oaths
SCHEDULE A

581 West Putnam Avenue
GREENWICH CT 06830

PARCEL I

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

BEGINNING at a point formed by the intersection of the division line between the land herein described and land now or formerly of John Picone with the northerly line of West Putnam Avenue; and proceeding thence along the northerly line of West Putnam Avenue, South 63° 52' West 58.1 feet and South 49° 53' West 84.85 feet to land now or formerly of Duclay Realty Corporation; and proceeding thence along land now or formerly of Duclay Realty Corporation North 26° 28' 30" West 308.71 feet to the boundary line between the BOL zone and the B-G zone; and proceeding thence along said boundary line being through land now or formerly owned by Harry Jurman and Beatrice B. Jurman North 49° 53' East 48.83 feet and North 63° 52' East 225.5 feet to land now or formerly of Gospodinoff; and proceeding thence along land now or formerly of Gospodinoff, South 2° 29' East 43.0 feet and continuing thence along land now or formerly of Gospodinoff to and along land now or formerly of John Picone, South 2° 31' East 137.1 feet, South 1° 53' East 32.0 feet, South 7° 26' West 32.7 feet, South 4° 51' East 60.0 feet and South 12° 40' East 23.3 feet to the point or place of beginning and containing 1.425 acres.

THE general boundaries of the above described tract of land are: NORTHERLY by land now or formerly of Harry Jurman and Beatrice B. Jurman and EASTHERLY by land now or formerly of Gospodinoff and land now or formerly of John Picone; SOUTHERLY by West Putnam Avenue, and WESTHERLY by land now or formerly of Duclay Realty Corporation.
PARCEL II

ALL that certain parcel of land situated in the Town of Greenwich, County of Fairfield and State of Connecticut on the northwesterly side of Route U.S. #1, West Putnam Avenue, containing 0.04 of an acre, more or less, bounded and described as follows:

NORTHWESTERLY: by other land of Space Realty, Inc., 84.85 feet;

NORTHERLY: by other land of Space Realty, Inc., 58.1 feet;

NORTHEASTERLY: by a portion of the revised northwesterly highway line of Route U.S. #1, West Putnam Avenue, as established by instrument of conveyance recorded in the Greenwich Land Records on June 17, 1966 in Book 741 at Page 229, 17 feet, more or less, by a portion of a straight line drawn at right angles to the monumented random line of Route U.S. #1 from the southwesterly property corner of land now or formerly of John Picone;

SOUTHEASTERLY: by another portion of the revised northwesterly highway line of Route U.S. #1, West Putnam Avenue, as established by instrument of conveyance recorded in the Greenwich Land Records on June 17, 1966 in Book 741 at Page 229, 135 feet, more or less, by a line which is 24 feet northwesterly from and parallel with said monumented random line;

SOUTHWESTERLY: by another portion of the revised northwesterly highway line of Route U.S. #1, West Putnam Avenue, as established by instrument of conveyance recorded in the Greenwich Land Records on June 17, 1966 in Book 741 at Page 229, 2 feet, more or less, by a straight line which is an elongation in a southeasterly direction of the division line between land now or formerly of Duclay Realty Corporation and of Space Realty, Inc.
To all People to Whom these Presents Shall Come. Greeting:

Know Ye, That 581 WEST PUTNAM LLC, a Connecticut limited liability company, with an office at 2 Dearfield Drive, Suite 3, Greenwich, Connecticut 06831

received to Releasor's full satisfaction of PUTNAM 600 ACQUISITION LLC, a Connecticut limited liability company, with an office at 2 Dearfield Drive, Suite 3, Greenwich, Connecticut 06831

herein designated as the Releasor,

herein designated as the Releasor,

for the consideration of One ($1.00) Dollar

for the consideration of One ($1.00) Dollar

to by these presents remise, release and forever Quit-Claim unto the said Releasor and to the Releasor's successors and assigns forever, all of its right, title, interest, claim and demand whatsoever as the said Releasor has or ought to have in or to the premises described commonly known as 581 West Putnam Avenue, Greenwich, Connecticut, and described in Schedule A attached hereto and made a part hereof.

To Have and to Hold the premises hereby remised, released and quit-claimed with all the appurtenances unto the said Releasor and to the Releasor's successors and assigns forever, so that neither the Releasor nor the Releasor's successors or assigns nor any other person claiming under or through the Releasor shall hereafter have any claim, right or title in or to the premises or any part thereof, but therefrom the Releasor and they are by these presents, forever barred and excluded.

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

In Witness Whereof, the Releasor has signed and sealed this instrument, on its behalf by an authorized person, this 21st day of August, 2014.

Signed, Sealed and Delivered in the presence of

or Attested by

581 WEST PUTNAM LLC

By: John J. Farioli

Its Manager, duly authorized

CONVEYANCE TAX RECEIVED
TOW $ 100
STATE $ 0.00
CAMILLA C. BURKINS
GREENWICH, CT TOWN CLERK

On this 21st day of August, 2014 personally appeared before me the undersigned LAURA K. NOE, Notary Public, State of Connecticut, signer and sealer of the above instrument, and acknowledged the same to be his free act and deed and the free act and deed of said limited liability company.

LAURA K. NOE
Notary Public, State of Connecticut
My Commission Expires June 30, 2016

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

BEGINNING at a point formed by the intersection of the division line between the land herein described and land now or formerly of John Picone with the northerly line of West Putnam Avenue; and proceeding thence along the northerly line of West Putnam Avenue, South 63° 52' West 58.1 feet and South 49° 53' West 84.85 feet to land now or formerly of Duklay Realty Corporation; and proceeding thence along land now or formerly of Duklay Realty Corporation North 26° 28' 30" West 308.71 feet to the boundary line between the BOL and the A-B zone; and proceeding thence along said boundary line being through land now or formerly owned by Harry Jurman and Beatrice B. Jurman North 49° 53' East 48.83 feet and North 63° 52' East 222.5 feet to land now or formerly of Gospodinoff; and proceeding thence along land now or formerly of Gospodinoff, South 26° 28' East 43.0 feet and continuing thence along land now or formerly of Gospodinoff to and along land now or formerly of John Picone, South 2° 31' East 137.1 feet, South 1° 53' East 32.0 feet, South 7° 26' West 32.7 feet, South 4° 51' East 60.0 feet and South 12° 40' East 23.3 feet to the point or place of beginning and containing 1.425 acres.

THE general boundaries of the above described tract of land are: NORTHERLY by land now or formerly of Harry Jurman and Beatrice B. Jurman and EASTERNLY by land now or formerly of Gospodinoff and land now or formerly of John Picone; SOUTHERLY by West Putnam Avenue, and WESTERLY by land now or formerly of Duklay Realty Corporation.

PARCEL II

ALL that certain parcel of land situated in the Town of Greenwich, County of Fairfield and State of Connecticut on the northwesterly side of Route U.S. #1, West Putnam Avenue, containing 0.04 of an acre, more or less, bounded and described as follows:

NORTHWESTERLY: by other land of Space Realty, Inc., 84.85 feet;

NORTHERLY: by other land of Space Realty, Inc., 38.1 feet;

NORTHEASTERLY: by a portion of the revised northwesterly highway line of Route U.S. #1, West Putnam Avenue, as established by instrument of conveyance recorded in the Greenwich Land Records on June 17, 1966 in Book 741 at Page 229, 17 feet, more or less, by a portion of a straight line drawn at right angles to the monumented random line of Route U.S. #1 from the northwesterly property corner of land now or formerly of John Picone;

SOUTHEASTERLY: by another portion of the revised northwesterly highway line of Route U.S. #1, West Putnam Avenue, as established by instrument of conveyance recorded in the Greenwich Land Records on June 17, 1966 in Book 741 at Page 229, 135 feet, more or less, by a line which is 24 feet northwesterly from and parallel with said monumented random line;

SOUTHWESTERLY: by another portion of the revised northwesterly highway line of Route U.S. #1, West Putnam Avenue, as established by instrument of conveyance recorded in the Greenwich Land Records on June 17, 1966 in Book 741 at direction of the division line between land now or formerly of Duklay Realty Corporation and of Space Realty, Inc.
To all People to Whom these Presents shall Come, Greeting:

Know Ye, That we, HARRY JURMAN and BEATRICE R. JURMAN, of the Town of Greenwich, County of Fairfield and State of Connecticut

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

received to our full satisfaction of DUCLAY REALTY CORPORATION, a corporation organized and existing under and pursuant to the laws of the State of New York, having an office at 16 East 34th Street, New York, New York

do give, grant, bargain, sell and confirm unto the said DUCLAY REALTY CORPORATION

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

Beginning at the point formed by the intersection of the division line between the land herein described and land now or formerly of JAMES M. FETHEROLF and ELOISE C. FETHEROLF with the northerly line of West Putnam Avenue, and proceeding thence along land now or formerly of JAMES M. FETHEROLF and ELOISE C. FETHEROLF North 26° 28' 38" West 301.94 feet to a point, and proceeding thence through land of the Grantees North 57° 02' East 20.62 feet, North 49° 53' East 105.57 feet and South 26° 28' 38" East 303.71 feet to the northerly line of West Putnam Avenue, and proceeding thence along the northerly line of West Putnam Avenue; South 49° 53' West 51.50 feet and South 57° 02' West 73.50 feet to the point of beginning, and containing 0.865 acres.

The general boundaries of the above described tract of land are Northerly and Easterly by other land of the Grantees; Southerly by West Putnam Avenue; and Westerly by land now or formerly of JAMES M. FETHEROLF and ELOISE C. FETHEROLF.

Being a portion of the premises conveyed to the Grantees by The Connecticut Shore Realty Company, Incorporated by Deed dated November 12, 1932, and recorded in the Greenwich Land Records in Book 508 at Page 190.

Together with all right, title and interest of the Grantees in and to that portion of the highway, West Putnam Avenue, adjoining said premises to the center line thereof.

Together also with the right to connect with and use the existing sewer line running through other premises of the Grantees adjoining the above described premises on the north and to enter upon said adjoining premises of the Grantees for this purpose subject to the rules, regulations and charges of the Town of Greenwich in this connection, and provided that any opening made in said adjoining land of the Grantees for this purpose shall be restored as nearly as possible to the original condition prior to such opening.

Reserving to the Grantees, their heirs and assigns, the right to change or move at their own expense, the location of any sewer connection which may be installed by the Grantee, its successors or assigns through adjoining premises of the Grantees in the event such sewer connection would interfere with any proposed construction on or development of said adjoining premises of the Grantees.
Together also with the right to connect with and use such pipe line as may be installed for the transmission of water furnished by the Greenwich Water Company through other land of the Grantors adjoining the above described premises on the north and located southerly of the brook or stream running through said adjoining premises subject to the rules, regulations and charges of the Greenwich Water Company, and provided that any openings made in said adjoining land of the Grantors for this purpose shall be restored as nearly as possible to the original condition prior to such opening. Said brook or stream is located about 100 feet from the northerly line of the above described premises.

In the event that a water line is not installed southerly of said brook or stream, the Grantors agree for themselves, their heirs and assigns that they will grant to the Grantee, its successors and assigns, an easement from the premises hereby conveyed through adjoining land of the Grantors to the existing water main of the Greenwich Water Company located in the easterly portion of said adjoining land approximately 100 feet from Weaver Street. Said easement shall be for the purpose of running a water line from said water main to the premises hereby conveyed. The location of said easement shall be along a line to be designated by the Grantors and the right to connect with such main shall be subject to the rules and regulations and charges of the Greenwich Water Company. Said easement shall reserve to the Grantors, their heirs and assigns, the right to change or move at their own expense, the location of any such connecting line which may be installed by the Grantee, its successors or assigns in the event such line would interfere with any proposed construction on or development of said adjoining premises of the Grantors.

Said premises are conveyed subject to the following:

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

2. Second installment of the Town of Greenwich Tax on the list of October 1, 1963, due and payable in January, 1965, which tax the Grantee assumes and agrees to pay.

3. Town of Greenwich Sewer Maintenance Tax on the list of October 1, 1963, due and payable in October, 1964, which tax the Grantee assumes and agrees to pay.

4. Town of Greenwich Sewer Treatment Tax on the list of October 1, 1963, due and payable in September, 1964, which tax the Grantee assumes and agrees to pay.

5. Any assessment for sewer construction which may have been or may hereafter be assessed against said premises, which assessment the Grantee assumes and agrees to pay.
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.

And also, we the said grantor do for ourselves, our heirs, executors and administrators, covenant with the said grantee its successors, assigns, that at and until the enealing 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 mentioned.

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

In Witness Whereof, we have hereunto set our hands and seals this 19th day of August in the year of our Lord nineteen hundred and sixty-four

Signed, Sealed and Delivered in presence of

__________________________
Harry Jurasan

__________________________
Beatrice B. Jurasan

__________________________
Blanche Dolder

State of Connecticut,
County of FAIRFIEL

Personally Appeared HARRY JURMAN

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

__________________________
Herbert C. Hudson

[Notary Public]

Received 19 At M (over)

(0/4/20) Town Clerk
STATE OF CONNECTICUT  
COUNTY OF FAIRFIELD  

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

[Signature]
Notary Public
Herbert C. Houson

OPEN- END MORTGAGE

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

KNOW YE, THAT ALLEN R. KOENIG and LORA D. KOENIG, of the Town of 
Greenwich, County of Fairfield and State of Connecticut, 
hereinafter referred to as the mortgagee, for the consideration of THIRTY-SEVEN THOUSAND SIX RUNDRED 
($37,600.00)-----------------------------------------------
Dollars, received to his full satisfaction of 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 Bridgeport in the county of Fairfield and state of Connecticut, 
hereinafter referred to as the mortgagee, does give, grant, bargain, sell and convey unto the said mortgagee, 

All that certain lot of land, with the buildings thereon, 
situated in said Greenwich, known and designated as lot numbered 
ninety (90) on a certain map entitled, "Map Showing Revision of Lots 
No. 90 and 91 of 'Greenwich Woods' at Greenwich, Connecticut, 
Prepared for Daniel Sages", which map is now on file in the office of 
the town clerk of said Greenwich and numbered forty four hundred 
eighty nine (4489), reference thereto being had, together with an 
easement of way in common with others for all lawful purposes in, 
over and across Dandy Drive as shown on said map to and from the 
public highway.

Boeing the same premises conveyed to the Grantors by Sages 
Construction Company, Incorporated dated August 20, 1964 and recorded 
in the Greenwich Land Records on August 20, 1964, together with all 
rights and privileges, but subject nevertheless to the encumbrances 
therein set forth or referred to,

[Signature]
[Date]
APPENDIT OF CHANGE OF NAME

STATE OF NEW YORK:
COUNTY OF NEW YORK:

SS: February 26, 1982

The undersigned, President of DYNAMIT NOBEL-HARTE, INC., being duly sworn and authorized so to do, certifies that DYNAMIT NOBEL-HARTE, INC. is the owner of certain real estate situated in the Town of Greenwich, County of Fairfield and State of Connecticut more particularly described in Schedule A attached hereto; that said corporation was formerly known as Harte & Company, Inc., being the successor by merger to DUCLAY REALTY CORPORATION, pursuant to a Certificate of Merger dated September 6, 1966 and filed with the New York Secretary of State on September 15, 1966; and that said DUCLAY REALTY CORPORATION is accordingly now known as DYNAMIT NOBEL-HARTE, INC.

Signed, sealed and delivered in the presence of:

Charles M. Taylor
Linda Belnick

STATE OF NEW YORK:
COUNTY OF NEW YORK:

HARTE & COMPANY, INC.

By: Axel L. Grabowsky
Its President

On this 26th day of February, 1982, before me the undersigned officer, personally appeared AXEL L. GRABOWSKY, who acknowledged himself to be President of DYNAMIT NOBEL-HARTE, 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 hereunto set my hand and official seal.

By: ____________________
Notary Public

My Commission Expires: ____________________

STEVIE GOSHDIN
Notary Public, State of New York
No. 47-277560
_____________________
Commission Expires _______ 19____
SCHEDULE A

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

Beginning at the point formed by the intersection of the division line between the land herein described and land now or formerly of James M. Fetherolf and Eloise C. Fetherolf with the northerly line of West Putnam Avenue, and proceeding thence along land now or formerly of James M. Fetherolf and Eloise C. Fetherolf North 26° 28' 30" West 301.94 feet to a point, and proceeding thence through land now or formerly of Harry Jurman and Beatrice B. Jurman North 57° 02' East 20.62 feet, North 49° 53' East 105.57 feet and South 26° 28' 30" East 308.71 feet to the northerly line of West Putnam Avenue, and proceeding thence along the northerly line of West Putnam Avenue South 49° 53' West 51.50 feet and South 57° 02' West 73.50 feet to the point of beginning, and containing 0.865 acres.

The general boundaries of the above-described tract of land are Northerly and Easterly by land now or formerly of Harry Jurman and Beatrice B. Jurman; Southerly by West Putnam Avenue; and Westerly by land now or formerly of James M. Fetherolf and Eloise C. Fetherolf.

MAR 1 1982

[Signature]

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

Know Ye, That DYNAMIT NOBEL-HARTE, INC., a New York corporation with offices at 10 Link Drive, Rockleigh, New Jersey 07647, hereinafter referred to as the Grantor,

for the consideration of NINE HUNDRED THOUSAND and NO/100 ($900,000.00) DOLLARS

received to its full satisfaction of PAVARINI CONSTRUCTION CO., INC., a corporation with offices at 585 West Putnam Avenue, Greenwich, Connecticut 06830, hereinafter referred to as the Grantee,

do en give, grant, bargain, sell and confirm unto the said PAVARINI CONSTRUCTION CO., INC.

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

Beginning at the point formed by the intersection of the division line between the land herein described and land now or formerly of James M. Fetherolf and Eloise C. Fetherolf with the northerly line of West Putnam Avenue, and proceeding thence along land now or formerly of James M. Fetherolf and Eloise C. Fetherolf North 26° 28' 30" West 301.94 feet to a point, and proceeding thence through land now or formerly of Harry Jurman and Beatrice B. Jurman North 57° 02' East 20.62 feet, North 49° 53' East 105.57 feet and South 26° 28' 30" East 308.71 feet to the northerly line of West Putnam Avenue, and proceeding thence along the northerly line of West Putnam Avenue South 49° 53' West 51.50 feet and South 57° 02' West 73.50 feet to the point of beginning, and containing 0.865 acres.

The general boundaries of the above-described tract of land are Northerly and Easterly by land now or formerly of Harry Jurman and Beatrice B. Jurman; Southerly by West Putnam Avenue; and Westerly by land now or formerly of James M. Fetherolf and Eloise C. Fetherolf.

Being the same premises conveyed to the Grantor by Harry Jurman and Beatrice B. Jurman by Warranty Deed dated August 19, 1964 and recorded in the Greenwich Land Records in Book 709 at page 521.

Together with all the Grantor’s right, title and interest in and to the privileges, easements and appurtenances set forth in said Warranty Deed recorded in Book 709 at page 521 of the Greenwich Land Records.

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 building, zoning and planning laws, rules and regulations as established in and for the Town of Greenwich.


3. Remaining installments of the Town of Greenwich Sewer Construction Assessment with next installment due and payable in September, 1982, which installment the Grantee herein assumes and agrees to pay.

4. Any future Town of Greenwich Assessment for sewer construction or sewer plant improvement which may be levied against the premises, which assessment the Grantee herein assumes and agrees to pay.

(Over)
5. Rights, reservations and conditions contained in a Deed from Harry Jurman and Beatrice B. Jurman to Duclay Realty Corporation dated August 19, 1964 and recorded in the Greenwich Land Records in Book 709 at page 521.

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

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

And it is hereby further covenanted with the said grantees, its successors, heirs and assigns, that at and until the enrolling of these presents, it is well seized of the premises, as a good indefeasible estate in Fee Simple, and has good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever, except as hereinbefore mentioned.

And Furthermore, it the said grantees by these presents bind itself and its successors, heirs, successors, and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to the said grantees, its successors, heirs and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

In Witness Whereof, the Grantor hereunto set its corporate seal and has signed, sealed and delivered in presence of

Charles M. Teyler
By
Axel L. Grabowsky
Its President

DYNAMIT NOBEL-HARZE, INC.

Barry S. Ginsberg

February 26, A.D. 1962

Please execute this document in the presence of two witnesses and a Notary Public who should complete the acknowledgment and affix his or her impression seal and the date upon which his or her commission expires. Under the signatures of the witnesses and the Notary, their names should be either printed or typed in. The Notary may serve as one of the two witnesses if you so desire.

State of Connecticut, NEW YORK: County of NEW YORK

Personally Appeared AXEL L. GRABOWSKY, President of DYNAMIT NOBEL-HARZE, INC.,

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

Barry S. Ginsberg

Latest address of Grantees:
No. and Street 585 West Putnam Avenue
City Greenwich
State Connecticut Zip 06830

Received for Record MAR 1 1962 at 1:45 P.M. and recorded in Greenwich Land Records in Book 709 at page 521.
WARRANTY DEED

FAVARINI CONSTRUCTION CO., INC., a corporation with offices at
585 West Putnam Avenue, Greenwich, Conn. 06830

for consideration paid, grant to PARK VIEW ASSOCIATES
A General Partnership
of
191 Main Street, Greenwich, Conn. 06830

Conveyance Tax received
Town Clerk of Greenwich

Conveyance Tax received
Town Clerk of Greenwich

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

Beginning at the point formed by the intersection of the division line
between the land herein described and land now or formerly of James M.
Fetherolf and Eloise C. Fetherolf with the northerly line of West Putnam
Avenue, and proceeding thence along land now or formerly of James M.
Fetherolf and Eloise C. Fetherolf North 25° 28' 30" West 301.96 feet
to a point, and proceeding thence through land now or formerly of
Harry Jurman and Beatrice B. Jurman North 57° 02' East 20.62 feet, North
49° 53' East 105.57 feet and South 26° 28' 30" East 308.71 feet to the
northerly line of West Putnam Avenue, and proceeding thence along the
northerly line of West Putnam Avenue South 49° 53' West 51.50 feet and
South 57° 02' West 73.50 feet to the point of beginning, and containing
0.863 acres.

The general boundaries of the above-described tract of land are Northerly
and Easterly by land now or formerly of Harry Jurman and Beatrice B.
Jurman; Southerly by West Putnam Avenue; and Westerly by land now or
formerly of James M. Fetherolf and Eloise C. Fetherolf.

Being the same premises conveyed to the Grantor by Harry Jurman and
Beatrice B. Jurman by Warranty Deed dated August 19, 1964 and recorded
in the Greenwich Land Records in Book 709 at page 521.

Together with all the Grantor's right, title and interest in and to the
privileges, easements and appurtenances set forth in said Warranty Deed
recorded in Book 709 at page 521 of the Greenwich Land Records.

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 building, zoning and planning laws,
   rules and regulations as established in and for the Town of Greenwich.

2. Town of Greenwich Tax on the List of October 1, 1962 due and payable
   in July, 1962 and January, 1963, including sewer tax, which tax the
   Grantee herein assumes and agrees to pay.

3. Remaining installments of the Town of Greenwich Sewer Construction
   Assessment with next installment due and payable in September, 1962,
   which installment the Grantee herein assumes and agrees to pay.

4. Any future Town of Greenwich Assessment for sewer construction or
   sewer plant improvement which may be levied against the premises, which
   assessment the Grantee herein assumes and agrees to pay.

5. Rights, reservations and conditions contained in a Deed from Harry
   Jurman and Beatrice B. Jurman to Dickey Realty Corporation dated
   August 19, 1964 and recorded in the Greenwich Land Records in Book 709
   at page 521.
6. Such state of facts which an accurate survey or personal inspection of the premises might disclose.

Signed this 22nd day of September, 1983.

Witnessee by:

[Signature]

STATE OF CONNECTICUT, COUNTY OF

The foregoing instrument was acknowledged before me this 22nd day of Sept. 1983 by John A Conte, President of Favarini Construction Co., Inc.

By:

[Signature]

President

STATE OF CONNECTICUT, COUNTY OF

The foregoing instrument was acknowledged before me this 19th by

[Signature]

State of Birth

[Signature]

Notary Public

My Commission Expires March 31

[Signature]

Received for Record SEP 28 1983 at 2:30 P.M. Attest: [Signature]

Town Clerk.
WARRANTY DEED - STATUTORY FORM

PARK VIEW ASSOCIATES, a Connecticut General Partnership with an office located at 585 West Putnam Avenue, Greenwich, Connecticut 06830, acting herein by JOHN A. CONTEGNI, General Partner, duly authorized

for consideration paid, grant to FAVARINI REALTY Co., INC., a Delaware Corporation with an office located at 585 West Putnam Avenue, Greenwich, Connecticut 06830

with WARRANTY COVENANTS all of the following described premises, to-wit:

(Description and encumbrances, if any and any additional provisions)

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF.

Signed this 24th day of November, 1997.

Witnessed by:

REX E. GUSTAFSON

By: JOHN A. CONTEGNI, General Partner

State of Connecticut,
County of FAIRFIELD
GREENWICH

Personally Appeared JOHN A. CONTEGNI, General Partner of Park View Associates

Last mailing address of Grantee:

No. and Street: 585 West Putnam Avenue
City: Greenwich
State: CT Zip: 06830

COMMISSIONER OF SUPERIOR COURT
Title of Officer

Rex E. Gustafson
SCHEDULE A

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

Beginning at the point formed by the intersection of the division line between the land herein described and land now or formerly of James H. Fetherolf and Eloise C. Fetherolf with the Northerly line of West Putnam Avenue, and proceeding thence along land now or formerly of James H. Fetherolf and Eloise C. Fetherolf North 26° 28' 30" West 301.94 feet to a point, and proceeding thence through land now or formerly of Harry Jurman and Beatrice B. Jurman North 57° 02' East 29.62 feet, North 49° 53' East 105.57 feet and South 26° 28' 30" East 308.71 feet, to the northerly line of West Putnam Avenue, and proceeding thence along the northerly line of West Putnam Avenue South 49° 53' West 51.50 feet and South 57° 02' West 73.60 feet to the point of beginning, and containing 0.865 acres.

The general boundaries of the above-described tract of land are Northerly and Easterly by land now or formerly of Harry Jurman and Beatrice B. Jurman; Southerly by West Putnam Avenue; and Westerly by land now or formerly of James H. Fetherolf and Eloise C. Fetherolf.

Being the same premises conveyed to the Grantee by Pavarini Construction Co., Inc. by Warranty Deed dated September 28, 1983 and recorded in the Greenwich Land Records:

Together with all the Grantee's right, title and interest in and to the privileges, easements and appurtenances set forth in a Warranty Deed recorded in Volume 709 at page 521 of the Greenwich Land Records.

SUBJECT TO:

1. Building lines, zoning regulations and municipal ordinances of the Town of Greenwich and any and all provisions of public or private law.

2. Taxes to the Town of Greenwich hereafter due and payable including sewer tax which the Grantee herein assumes and agrees to pay.

3. Any state of facts which an accurate survey and/or inspection of the premises might disclose.


5. Existing tenancy pursuant to a Lease Agreement by and between Parkview Associates and Pavarini Construction Co., Inc. dated December 15, 1993.
Know Ye, That

PAYARINI REALTY CO., INC., a Delaware corporation having an office at 585 West Putnam Avenue, Greenwich, Connecticut 06830

for the consideration of Three Million Three Hundred Thousand and 00/100 Dollars ($3,300,000.00),

herein designated as the Grantees,

received to the full satisfaction of the Grantees, from 585 Gold Corp.

whose mailing address is 585 West Putnam Avenue, Greenwich, Connecticut 06830

herein designated as the Grantors,

do hereby give, grant, bargain, sell and convey to the Grantees

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

Beginning at the point formed by the intersection of the division line between the land herein described and land now or formerly of James M. Fetherolf and Eloise C. Fetherolf with the northerly line of West Putnam Avenue, and proceeding thence along land now or formerly of James M. Fetherolf and Eloise C. Fetherolf North 26° 28' 20" West 301.94 feet to a point, proceeding thence through land now or formerly of Harry Jurman and Beatrice B. Jurman North 57° 02' East 20.62 feet, North 49° 53' East 105.57 feet and South 26° 28' 20" East 308.71 feet, to the northerly line of West Putnam Avenue, and proceeding thence along the northerly line of West Putnam Avenue South 49° 53' West 51.50 feet and South 57° 02' West 73.50 feet to the point of beginning and containing 0.865 acres.

The general boundaries of the above-described tract of land are Northwesterly by land now or formerly of Harry Jurman and Beatrice B. Jurman; Southerly by West Putnam Avenue; and Westerly by land now or formerly of James M. Fetherolf and Eloise C. Fetherolf.

Being the same premises conveyed to the Grantor by Park View Associates by warranty deed dated November 24, 1997 and recorded in the Greenwich Land Records on November 26, 1997 in Book 3601, Page 75.

Together with all the Grantor's right, title and interest in and to the privileges, easements and appurtenances set forth in a Warranty Deed recorded in Volume 709 at page 521 of the Greenwich Land Records.

$33,000.00 Conveyance Tax Received

Town Clerk of Greenwich

$36,300.00 Conveyance Tax Received

Town Clerk of Greenwich

To Have and to Hold the premises hereby conveyed, with the appurtenances thereof, unto the Grantees and unto the Grantees' heirs, successors and assigns forever and to the Grantees' and their own proper use and behoof, unto the Grantors for themselves, their heirs, successors and assigns covenant with the Grantees, their heirs, successors and assigns that the Grantors are, and will forever be, free from any and all encumbrances whatsoever, except as herein stated.
And Furthermore, the Grantors do by these presents bind themselves and their heirs, successors and assigns forever to WARRANT AND DEFEND the premises hereby conveyed to the Grantees and to the survivor of them and to such survivor's heirs and assigns against all claims and demands whatsoever, except as herein stated.

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

In Witness Whereof, the Grantors have hereunto set their hands and seals, or if a corporation, it has caused these presents to be signed by its corporate officers and its corporate seal to be affixed hereto, this 6th day of March, 2002.

Signed, Sealed and Delivered in the presence of:

[Signature]

Pavarini Realty Co., Inc.

By:

[Signature]

President

State of New York

County of New York

On the 5th day of March, 2002 before me, the undersigned, personally appeared

[Signature] J. Dinah

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

[Signature]

Notary Public

MARCELLA R. BARTELETT
Notary Public, State of New York
0184527992
Qualified in Queens County
Commission Expires 6-1-02

Received for Record MAR 06 2002 at 3:10 p.m. and recorded by

[Signature]

Town Clerk
WARRANTY DEED

585 GOLD CORP., a Connecticut corporation with an address of 585 West Putnam Avenue, Greenwich, Connecticut 06830 ("Grantor"), for consideration paid, grants to 585 WEST PUTNAM LLC, a Connecticut limited liability company with an address of 2 Dearfield Drive, Suite 3, Greenwich, Connecticut 06830 ("Grantee"), all of its right, title and interest in and to the property as more particularly described on Schedule A attached hereto and made a part hereof (the "Property").

The Property is conveyed subject to the following.

1. Any and all zoning, building and other governmental restrictions, limitations, regulations, ordinances, rules and statutes of the Town of Greenwich, Connecticut, and such other governmental authorities as may have jurisdiction therein.

2. Any state of facts which an accurate survey or personal inspection of the premises would disclose.

3. Any lien, or right to lien, for services, labor or materials previously or hereafter furnished, imposed by law and not shown by the public record.

4. Real estate taxes and assessments as they become due and payable.

5. Sewer use charges as they become due and payable.


TO HAVE AND TO HOLD the above granted and bargained Property, with the improvements thereon and appurtenances thereto, unto Grantee, its successors and assigns forever, to its and their own proper use and behoof. And Grantor does hereby covenant with Grantee, its successors and assigns, to warrant and defend the same to Grantee, its successors and assigns, against the claims of any person claiming by, through or under Grantor, but not otherwise, for matters first arising subsequent to the vesting of title in Grantor, except as hereinbefore set forth.

[Signature Appears on Next Page]
Signed this 22nd day of December, 2015.

Witnessed by:

[Signature]

GRANTOR:

[Signature]

585 GOLD CORP.

By

Name: Andrew Ban
Title: President

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

ss: Greenwich

Before me, the undersigned, this 22nd day of December, 2015, personally appeared Andrew Ban, known to me to be the President of 585 Gold Corp., and that he as such officer, signer and sealer of the foregoing instrument, acknowledged the execution of the same to be his free act and deed individually and as such officer, and the free act and deed of the corporation.

In Witness Whereof, I hereunto set my hand.

[Signature]

Notary Public

My Commission Expires

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

Beginning at the point formed by the intersection of the division line between the land herein described and the land now or formerly of James M. Fetherolf and Eloise C. Fetherolf which the Northerly line of West Putnam Avenue, and proceeding thence along land ow or formerly of James M. Fetherolf and Eloise C. Fetherolf North 26° 28' 30" West 301.94 feet to a point, and proceeding thence through land now or formerly of Harry Jurman and Beatrice B. Jurman North 57° 02' East 20.62 feet, North 49° 53' East 105.57 feet and South 26° 28' 30" East 308.71 feet, to the northerly line of West Putnam Avenue, and proceeding thence along the northerly line of West Putnam Avenue South 49° 53' West 51.50 feet and South 57° 02' West 73.50 feet to the point of beginning, and containing 0.865 acres.

The general boundaries of the above-described tract of land are Northerly and Easterly by land now or formerly of Harry Jurman and Beatrice B. Jurman; Southerly by West Putnam Avenue; and Westerly by land now or formerly of James M. Fetherolf and Eloise C. Fetherolf.
September 13, 2021

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

Re: Land use applications for property located at 581 and 585 West Putnam Avenue, Greenwich, Connecticut

Dear Commission members:

Please be advised that John P. Tesei and Christopher D. Bristol of the law firm Gilbride, Tusa, Last & Spellane LLC are hereby authorized to make and pursue land use applications on behalf of Putnam 600 Acquisition LLC and 585 West Putnam LLC concerning the subject properties.

Very truly yours,

Putnam 600 Acquisition LLC
585 West Putnam LLC
Greenwich Park LLC

By: [Signature]
John Fareri, Manager