44 Cutler Road – Tax ID: 10-1860
50 Cutler Road – Tax ID: 10-2109

Zone: RA-4

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>44 Cutler Road</td>
<td>5.083-acres</td>
<td>5.083-acres</td>
</tr>
<tr>
<td>50 Cutler Road</td>
<td>4.033-acres</td>
<td>4.033-acres</td>
</tr>
</tbody>
</table>

| Area to be conveyed to 44 Cutler Road | -0.093 acres | +0.093 acres |
| Area to be conveyed to 50 Cutler Road | -0.093 acres | +0.093 acres |

**APPLICATION SUMMARY**
An application for final subdivision was submitted to the Planning & Zoning Commission to revise a common lot line between 44 Cutler Road and 50 Cutler Road with an equal area exchange of 0.093-acres (4,051.08 sq.ft.). This revision will permit the building of an accessory structure at 44 Cutler with the necessary setbacks for the RA-4 zone. Neither property will change in size with this application. Both properties are located within the RA-4 zone. The applicant requests that the Planning and Zoning Commission determine that this application is not a subdivision, nor re-subdivision, and grant approval to revise the lot lines.

**ISSUES / COMMENTS TO BE ADDRESSED**
1. The proposed transfer of property would not change the size of either property. Both 44 and 50 Cutler Road will remain complaint with the RA-4 zoning standards for frontage and lot area.
2. The proposed lot line revision will not make any structures non-complaint as to setback.
3. The Commission should consider if the proposed revision to the lot line, as a result of the conveyance of land constitutes a subdivision, a re-subdivision or neither as defined in Sec. 6-261(a)(6) and Sec. 6-261(a)(15) of the Greenwich Subdivision Regulations (GSR).
4. **Health** – The Health Department issued commented on 10/8/2021 and notes a 100% Replacement Area for the septic system needs to be delineated for 50 Cutler Road prior to approval.
5. **DPW Engineering** – DPW issued comments on 11/4/2021 and notes the lot line revision is acceptable to them.
6. **IWWA** – IWWA issued a green sheet dated 9/14/2021 indicating no action is need with their department for the lot line revision.
7. **Conservation** – The Conservation team issued comments on 11/1/2021 and notes their concerns in their memorandum, including the knowledge that both 44 and 50 Cutler Road have updated surveys which are not captured in the proposed subdivision map.
8. **Area of Exchange.** The proposed equal area exchange will contain wooded land that is located within the wetland and wetland buffer area. The proposed boundary adjustment should not have any negative impact on the natural environment since the development along these areas will be regulated by the IWWA.

9. **Open Space Parcel –** No open space parcel is proposed in this application. The Commission should determine if an open space parcel should be provided based on Sec. 6-297 of the GSR.

10. **Accessory Structure for 44 Cutler Road.** The proposed equal area exchange will permit the building of an accessory structure at 44 Cutler Road with the necessary setbacks for the RA-4 zone.

11. **Deed Histories.** The applicant provided deed histories of both properties starting in October of 1952 when a 17-lot subdivision was approved by the Planning & Zoning Commission and recorded in the Greenwich Land Records as Map #2887. 44 and 50 Cutler Road were at that time together as Lot #9 comprised of 9.565-acres and were split into two separate lots in April 1953 when 50 Cutler Road was sold.

12. The Commission should determine if, based on Sec. 6-269 (15) of the Subdivision Regulations, the following note should be placed on the map. “Upon approval of this subdivision plan, the owner agrees with the Town that unless otherwise specified hereon, the areas within at least ten (10) feet of the center line of any drainage facility, ditch or stream shown hereon, are dedicated for drainage, that no building or other structure shall be located thereon and that the Town shall not be under any obligation to maintain, clean, enclose, or otherwise alter or improve, such drainage facility.”

**DEPARTMENT COMMENTS:**

<table>
<thead>
<tr>
<th>Department</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning Enforcement</td>
<td>Not Received</td>
</tr>
<tr>
<td>DPW Engineering</td>
<td>see attached dated 11/4/2021</td>
</tr>
<tr>
<td>Health</td>
<td>see attached dated 10/8/2021</td>
</tr>
<tr>
<td>Conservation</td>
<td>see attached dated 11/1/2021</td>
</tr>
<tr>
<td>Law</td>
<td>Not Received</td>
</tr>
</tbody>
</table>

**Proposal and Background:**

An application for final subdivision was submitted to the Planning & Zoning Commission to revise a common lot line between 44 Cutler Road and 50 Cutler Road with an equal area exchange of 0.093-acres (4,051.08 sq.ft.) Both properties are located within the RA-4 zone.

Both properties originated in October of 1952 when a 17-lot subdivision was approved by the Planning & Zoning Commission and recorded in the Greenwich Land Records as Map #2887 for Yale University. 44 and 50 Cutler Road were at that time together as Lot #9 comprised of 9.565-acres. They were subsequently separated into two parcels.

A discrepancy in the deed descriptions caused the owners to file a corrective map on the land records on September 25, 2012, Map #8621. This resulted in 44 Cutler Road being 5.083-acres and 50 Cutler Road being 4.033-acres today.

The proposed equal area exchange will permit the building of an accessory structure at 44 Cutler Road with the necessary setbacks for the RA-4 zone.

44 Cutler Road has a main dwelling that was built around 2011.
No open space, non-development area or reserve area is proposed in this application.

The applicant requests that the Planning and Zoning Commission determine that this application is not a subdivision, nor re-subdivision, and grant approval to revise the lot lines.

Health:
Both 44 and 50 Cutler Road are served by septic systems and private wells. 44 Cutler Road has a code complying septic system that was installed in 2011. 50 Cutler Road needs to show an area for a 100% Replacement Area for the septic system before Health will approve this project.

Zoning:
The subject parcels are located at 44 Cutler Road and 50 Cutler Road in the RA-4 Zone.

Both properties appear to conform to the RA-4 zoning requirements for use, size, setbacks, green area and height today. The proposed map revision is intended to permit the building of an accessory structure at 44 Cutler Road with the necessary setbacks for the RA-4 zone.

Background/Title Search:
The applicant provided deed histories of both properties starting in October of 1952 when a 17-lot subdivision was approved by the Planning & Zoning Commission and recorded in the Greenwich Land Records as Map #2887 for Yale University. 44 and 50 Cutler Road were at that time together as Lot #9 comprised of 9.565-acres.

On April 1, 1953, 4.15-acres of Lot #9 was conveyed as a separate lot as shown on recorded Map #2949 and became 50 Cutler Road.

On November 2, 1955, the remaining portion of Lot #9, 5.561-acres, was sold off and became 44 Cutler Road.

On August 13, 1957, 44 Cutler Road conveyed a 0.454-acre pieces to Tamarack Country Club.

A discrepancy in the deed descriptions caused the owners to file a corrective map on the land records on September 25, 2012, Map #8621. This resulted in 44 Cutler Road being 5.083-acres and 50 Cutler Road being 4.033-acres today.

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

From: Long, Michael
Sent: Friday, October 8, 2021 9:30 AM
To: Dygert, Bianca
Subject: RE: ROUTING - 44 & 50 Cutler Road - PLPZ 202100412 - Lot line revision

Bianca, these properties are served by septic systems and private wells. 44 Cutler Road has a code complying septic system installed in 2011, 50 Cutler Road has a septic system installed in 1983. The Health Department would not be able to approve this project until a 100% Replacement Area is shown for the septic system on 50 Cutler Road.

Michael Long
Greenwich Health Department

From: Dygert, Bianca
Sent: Tuesday, September 21, 2021 4:20 PM
To: Couture, Jodi <jodi.couture@greenwichct.org>; Marucci, Scott <Scott.Marucci@greenwichct.org>; Moch, Aleksandra <Aleksandra.Moch@greenwichct.org>; Long, Michael <Michael.Long@greenwichct.org>; Wetmore, John<br>Subject: ROUTING - 44 & 50 Cutler Road - PLPZ 202100412 - Lot line revision

Hello All,

Please find the attached routing sheet and link to proposed lot line revision at 44 and 50 Cutler Road.

[Link to routing sheet]

This is tentatively scheduled for 10/13.
Thank you,

Bianca Dygert
Planner II

Town of Greenwich
Land Use - Planning & Zoning
101 Field Point Road
Greenwich, CT 06830-6463
Ph. (203) 622-7894
Office Fax. (203) 622-3795
Direct Fax. (203) 861-6113
Bianca.Dygert@greenwichct.org

www.greenwichct.gov
MEMORANDUM

To: Jacalyn Pruitt, Planner II

From: Aleksandra Moch, Environmental Analyst (Wetland and Soil Scientist)

Date: November 1, 2021

Re: MCJB, LLC & Thomas & Virginia Daly, 44 & 50 Cutler Road, PLPZ 2021 00412
Site survey by S.E. Minor & Co., Inc., dated August 12, 2021

I have reviewed the above survey and visited the site. The following comments are offered for your consideration.

1. The proposed equal-area exchange will contain wooded land which is located within the wetland and/or wetland buffer area. The proposed boundary adjustment should not have any negative impact on the natural environment since the development along these areas will be regulated by the IWWA.

2. The provided survey has a revision date of August 12, 2021 however, the date is misleading since no updates were done to the survey despite some changes on-site. The survey needs to be updated to show a stone wall along the boundary between the properties and the updated wetland boundary. Both properties have separate new surveys which feature the existing conditions. The survey showing the proposed lot line revision should be updated to reflect the current conditions accurately and avoid future confusion.

cc: Conservation Commission
Department of Public Works – Engineering Division

Site Development Review

Engineering Project No. 21-4(11)  Department Project No.  PLPZ20210012
Submittal Received Date: 9/21/2021

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

Plan Title: Map Showing Equal Area Exchange
Project Address: 44 & 50 Cutler Road

Engineering Firm: S.E. Minor and Co., Inc.
Original Plan Date: 08/17/2021
Latest Plan Revision Date: _____

DRAINAGE SUMMARY REPORT INFORMATION

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

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

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

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

Reviewed and Approved by: ____________________________  Date: _______ 11/04/2021
Juan Paredes, P.E. - Civil Engineer II

Comments and Conditions of Approval:  See Comments Below

1. The lot line revision is acceptable to the Engineering Division.
Katie DeLuca  
Director of Zoning/Town Planner  
Town of Greenwich  
101 Field Point Road  
Greenwich, CT 06830  

September 14, 2021  

Re: 44 Cutler Road & 50 Cutler Road Lot Line Revision  

Dear Katie:  

On behalf of MCJB, LLC and Thomas & Virginia Daly, owners of 44 Cutler Road and 50 Cutler Road, respectively, I am hereby making application to the Planning & Zoning Commission to determine that an equal area exchange between the two properties constitutes a lot line revision and is not a subdivision nor a re-subdivision.  

The two lots formerly comprised Lot #9 as shown on an approved subdivision map for Yale University recorded in the Greenwich Land Records as Map #2887 on October 20, 1952 (attached). On April 1, 1953 Yale conveyed a 4.15 acre portion of Lot #9 as shown on recorded Map # 2949 (50 Cutler) to Whelan (attached). On November 2, 1955, Yale conveyed the remaining portion of Lot #9 comprised of 5.561 acres (44 Cutler) to Sandor. On August 13, 1957 Sandor conveyed a .454 acre piece to Tamarack Country Club. No new lots have been created since the conveyances by Yale of 44 Cutler and 55 Cutler, as was permitted under the zoning regulations at that time.  

A discrepancy in the deed descriptions caused the owners to file a corrective map on the land records on September 25, 2012 as Map #8621 (also attached). The lot size of 44 Cutler is 5.083 acres while the lot size of 50 Cutler is 4.033 acres, both in the RA-4 zone.  

The applicants now propose to make an equal area exchange so as to revise the lot lines as shown on a map attached hereto and prepared by SE Minor & Co. on August 12, 2021, which revision will permit the building of an accessory structure at 44 Cutler with the requisite setbacks.  

The applicants respectfully request that this matter be put on the next possible agenda of the Commission for the Commission to determine that the proposed equal area exchange is a lot line...
revision and not a subdivision nor a re-subdivision. Upon such a finding the applicants will submit a mylar with a signature block for signing by the Chairman of the Commission and recording in the Greenwich Land Records.

If you have any questions or if I can offer any additional information, please do not hesitate to contact me.

Very truly yours,

W.l. Haslun II
Subdivision Application

Property Address: 44 & 50 Cutler Road, Greenwich 06831  
Tax ID: 10-1860 & 10-2109

Property Owner: MCJB, LLC & Thomas & Virginia Daly  
Address: 44 Cutler Road & 50 Cutler Road, Greenwich 06831

Applicant: MCJB, LLC & Thomas & Virginia Daly  
Address: As above

Authorized Agent: W.I. Haslun II, Esq.  
Address: 21 Sherwood Place, Greenwich, CT 06830

Email: chaslun@jhh-law.com  
Cell Phone: ___________________  Other Phone: ___________________

Zone(s): RA-4  
Total Area: 5.083 & 4.033 Acres

Number of Lots:
Existing: 2  
Proposed: 2

Zone:
Existing: RA-4  
Proposed: RA-4

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

History:
Previous SB #: Administrative Approval 1952

Utilities:
Septic  
Well  
Sewer  
Public Water

Health Permit needed and received? No

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

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

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

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

Application # ___________________

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

Application Signature Page

Property Address: 44 Cutler Road & 50 Cutler Road, Greenwich 06831
Tax ID: 10-1860 & 10-2109

Property Owner 1: MCJB, LLC

Email: __________________ Cell Phone: ___________ Other Phone: ___________

Signature: See attached authorization Date: __________________

Property Owner 2: Thomas Daly

Address: 44 Cutler Road, Greenwich 06831

Email: __________________ Cell Phone: ___________ Other Phone: ___________

Signature: See attached authorization Date: __________________

Property Owner 3: Virginia Daly

Address: 50 Cutler Road, Greenwich 06831

Email: __________________ Cell Phone: ___________ Other Phone: ___________

Signature: See attached authorization Date: __________________

Property Owner 4: __________________

Address: __________________

Email: __________________ Cell Phone: ___________ Other Phone: ___________

Signature: __________________ Date: __________________

Applicant: __________________

Address: __________________

Email: __________________ Cell Phone: ___________ Other Phone: ___________

Signature: __________________ Date: __________________

Authorized Agent: __________________

Address: __________________

Email: __________________ Cell Phone: ___________ Other Phone: ___________

Signature: __________________ Date: __________________

pzSignaturePage 2020
To Whom It May Concern:

Please be advised that W.I. Haslun II and the law firm of Johnson, Haslun & Hogeman, LLP are hereby authorized to act as the agent of MCJB, LLC before all land use agencies of the Town of Greenwich with regard to a lot line revision between property owned by MCJB, LLC and located at 44 Cutler Road and property owned by Thomas & Virginia Daly and located at 50 Cutler Road, Greenwich, Connecticut.

MCJB, LLC

By: James McCarroll
Duly Authorized

Date
9/7/21
To Whom It May Concern:

Please be advised that W.I. Haslun II and the law firm of Johnson, Haslun & Hogeman, LLP are hereby authorized to act as our agent before all land use agencies of the Town of Greenwich with regard to a lot line revision between property owned by us and located at 50 Cutler Road and property owned by MCIB, LLC and located at 44 Cutler Road, Greenwich, Connecticut.

Thomas Daly  

Date: 9/9/21

Virginia Daly  

Date: 9/9/21
Preliminary Subdivision Checklist
(Per Section 6-285 and 6-286 of the Subdivision Regulations)

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

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

CHECK ITEMS SUBMITTED:

1. Title of the sheet including the name of the subdivider, Town Project Number issued upon request by the Chief of the Engineering Division of the Department of Public Works. A graphic scale, north arrow, drawing and revision date(s) are to be shown.
2. Boundaries of the tract to be subdivided shall be shown by metes and bounds and total area is to be given. If the developer intends to develop only a portion of a tract the entire tract shall nevertheless be included in the preliminary layout, including any previous lots cut from the property in question from 1933 on.
3. A topographic survey showing ground contours within the tract to be subdivided at intervals of not more than five feet of elevation unless the Town Planner or a designee determines that two-foot contour interval is required in the interest of sound subdivision planning. Said survey shall include all pertinent topographic features within and adjoining the tract including watercourses, water bodies, intermittent streams and wetlands as required by WWRA, the location of Flood Hazard Lines as determined by FEMA, the line of mean high water and high tide for coastal subdivisions, and Connecticut D.E.P. and other stream encroachment lines with notes referencing the sources of information. Existing features such as buildings, stone walls, wooded areas, rock outcrops, isolated trees of ten inches or more in caliper, and other trees and other physical features as may be significant to the property are to be shown.
4. Name and address of owner(s) of the tract to be subdivided.
5. The names of owners of adjacent land (including properties across the street) or names of adjacent subdivisions; and locations of structures on adjacent properties within 100 feet of the proposed subdivision.
6. The zone in which the land to be divided falls and the location of any Town and zone boundary lines within and adjoining the tract and yard dimensions in respect to existing buildings.
7. Note stating that all utilities will be placed underground.
8. Existing streets and easements for drains, sewers, and utilities immediately adjoining and within the tract to be subdivided.
9. Existing drains and sewers nearby and within the tract to be subdivided with their location, size, type and approximate elevations and gradients using mean sea level as datum wherever practical.
10. Location of all existing utilities within or crossing the property including septic systems, wells, water, gas or electric lines.
11. Location and purpose of any existing and/or proposed easements. Two copies of any recorded documents shall be submitted.

*up to 10 copies of the plans if in Coastal Zone or including new roads.
12. A statement as to source of water and method of sewage disposal.
13. Proposed approximate lot lines with approximate lot areas. The lots shall be numbered.
14. The approximate lines and gradients of proposed streets and common drives serving adjoining rear lots.
15. Approximate location and area of proposed open space for park and playground purposes.
16. Approximate location of proposed utility lines including water, sewer, gas, electricity, and the like.
17. Certification with date, signature, and seal of a registered land surveyor that the drawing is substantially correct to an A-2 degree of accuracy and that the property is in designated zone or zones under the zoning regulations and statement as to whether or not the lots in the proposed subdivision comply with zoning regulations. Certification of items 14 and 16 of this checklist is to be made by a registered professional engineer if applicable.
18. For a subdivision of ten or more acres or ten lots, ten copies of an environmental assessment including any modifications required by the Conservation Commission. Written sign-off by the Conservation Director shall be attached to the report. For projects, which require Conservation Commission review, notification of abutting property owners shall be made at least two weeks prior to the Conservation Commission hearing.
19. Gross Floor Area of existing structures. Floor area worksheets are to be prepared in accordance with the format prescribed by the Planning and Zoning Staff.
20. Width of right-of-way of all streets on which the tract has frontage shall be shown.
21. Coastal Area Management application for tracts fully or partially within the Coastal Overlay Zone.

22. Eight copies of 11 x 17 inch reductions.

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

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

25. A completed Subdivision Application Form.

26. Summary of the chain of title from 1932 to date of application and two copies of referenced deeds.

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

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

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

30. Fee submitted at time of application: $560 (see fee schedule)

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

LOT LINE REVISION ONLY

Owner/Agent (Please Print)

Owner/Agent Signature & Date

8/2/21
TOWN OF GREENWICH  
Town Hall – 101 Field Point Road – Greenwich, CT 06830  
Planning & Zoning Department – 203-622-7894 – Fax:203-622-3795

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

All requests for final subdivision review by the Planning and Zoning Commission shall include all information indicated on this checklist and confirmation that all modifications as specified in a Commission review of any preliminary plan have been resolved. Applications shall be submitted in a single submission, including a list of submitted plans and a project narrative. The subdivision plan record sheet and construction sheet(s) are to be prepared in accordance with the Town’s subdivision regulations and Department of Public Works roadway and drainage design manuals. A complete application must be received a minimum of 30 days prior to the Commission meeting at which the applicant desires to be heard. Fifteen copies of the plans are to be submitted (up to 20 copies of the plans may be required if in Coastal Zone or including new roads). Plans must be folded to 9"x12".

Please Check Items Submitted:

☑ 1. Record Sheets: shall be drawn at a scale of 20, 40, 50 feet to 1 inch except that for tracts in the RA-1, RA-2 or RA-4 zones a scale of 100 feet to 1 inch may be used provided required data is clearly shown. An index is to be provided in the event multiple sheets are required.
  ☐ a. Title (Subdivision or Resubdivision) of the sheet including the name of the subdivider and/or contract purchaser, Town Project Number issued upon request by the Chief of the Engineering Division of the Department of Public Works and endorsement block for Commission signature in the lower right-hand corner of the tracing. A graphic scale, north arrow, and drawing and revision date(s) are to be shown.
  ☐ b. The location and dimensions of all boundary lines (miles and bounds) of the property.
  ☐ c. The dimensions and areas of all existing and proposed lots.
  ☐ d. Information to show the location of the subdivision in relation to surrounding property and streets.
  ☐ e. The names of owners of adjacent land (including properties across the street) or names of adjacent subdivisions and locations of structures, walls, and septic tanks on adjacent properties within 100 feet of the proposed subdivision.
  ☐ f. The lines of existing and proposed streets within the subdivision and lines of existing or approved streets. Survey data shall be shown across all street intersections to relate accurately one block with another and one side of a street with the opposite side.
  ☐ g. Location and type of all proposed monuments.
  ☐ h. The names of existing and proposed streets. The names of proposed streets are to be unique within the Town and not easily confused with names of other accepted streets.
  ☐ i. The lines and purposes of existing and proposed easements immediately adjoining and within the subdivision.
  ☐ j. The location of all existing and proposed water bodies, streams and wetlands.
  ☐ k. The location and dimension of all property proposed to be set aside for park and playground use or other public or private reservations with designation of the purposes thereof.
  ☐ l. The location of any Town and zone boundary lines within and adjoining the tract; and yard dimensions in respect to existing buildings.
  ☐ m. Sufficient data acceptable to the Engineering Division, to determine readily the location, bearing and length of all street lines, and to reproduce such lines upon the ground. These should be tied to reference points previously established such as State Highway or Town lines, adjacent subdivision monuments, or Town or State established grid points, and shown on the map. Datum used shall also be indicated.
  ☐ n. Certification with date, signature and seal of a registered land surveyor that the drawing is substantially correct to an A-2 degree of accuracy and that the property is in a designated zone or zones under the zoning regulations and a statement as to whether or not the lots in the proposed subdivision comply with zoning regulations.
  ☐ o. The following note shall be placed on the record sheet for any subdivision with a defined drainage course, swale or structure: “Upon approval of this subdivision plan, the owner agrees with the Town that unless otherwise specified herein, the areas within at least ten (10) feet of the center line of any drainage facility, ditch or stream shown hereon, are dedicated for drainage, that no building or other structure shall be located thereon and that the Town shall not be under any obligation to maintain, clean, enclose, or otherwise alter or improve, such drainage facility.”
  ☐ p. The endorsement block for Commission action required to appear on the record sheet shall be shown as follows:
  *Approved by Resolution of the Planning and Zoning Commission, Town of Greenwich, Connecticut, dated


Signature of Chairman _______________________________ Date ________________

☐ q. A note indicating the type of sewage disposal and water supply facilities to be provided.
☐ r. The following information is to be shown on the record sheet as applicable: total area of the subdivision, area of land reservations, area of land reservations as a percentage of total area, area of conservation land reserved by easement.
☐ s. The record sheet shall note the elevation and the extent of the 100 year flood boundary as shown on the current edition of the Flood Insurance Rate Maps; NGVD 1929 is to be used. Areas reserved for flooding, as per the drainage summary report, shall be indicated and the flood elevation noted. A note indicating the purposes of the reservation shall be shown.
☐ t. All notes required for the preliminary layout not mentioned herein are required.
☐ u. A note stating that all utilities shall be placed underground.

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

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

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

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

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

8. Eight copies of a completed application form.

9. All items from the Preliminary Subdivision checklist.

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

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

LOT LINE REVISION ONLY

Owner name/ signature ___________________________ Date ____________

Agent name / signature ___________________________ Date ____________

P&Z Staff Signature ____________________________

Applicant Comments: ____________________________

NOTE: Any new documentation presented at Planning and Zoning Meetings shall be submitted to staff so that they can be made part of the record. Please ensure all documents can easily be removed from presentation boards.
PERMIT-NEED QUESTIONNAIRE

This form is NOT an IWWA Application

Project Address: 44 & 50 Cutler Road, Greenwich 06830  Tax ID: 10-1860 & 10-2109
Property Owner: MCJB, LLC & Thos. & Virginia Daly  Address: 44 & 50 Cutler Road, Greenwich 06831
Contact information – Email or Cell Phone: 
Authorized Agent: W.I. Haslun II, Esq.  Address: 21 Sherwood Place, Greenwich 06830
Contact information – Email or Cell Phone: chaslun@jhh-law.com

Has there ever been an IWWA application for this site?  YES  NO  Appl. #  Unknown

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

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

FEE: $65 for reviews requiring a site visit

A PLOT PLAN IS REQUIRED SHOWING THE PROPOSED ACTIVITY.

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

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

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

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

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

Signature  Date 5/19/21

STAFF NOTES
Office Rev  Date 9/14/21  Field Inv  Date 1/1/21  WET/WC?  YES NO TIDAL  □
Action Required?  YES  NO  If yes, DR AA AR SIA Staff  No □
Soils Report  Date 1/1/21  Author  T. Soils
Comments:  

IWWA Questionnaire Revised 3/4/2020
<table>
<thead>
<tr>
<th>Land Use</th>
<th>Date Value</th>
<th>Date Value</th>
<th>Date Value</th>
<th>Date Value</th>
<th>Date Value</th>
<th>Date Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>31/12/2020</td>
<td>31/12/2021</td>
<td>31/12/2022</td>
<td>31/12/2023</td>
<td>31/12/2024</td>
<td>31/12/2025</td>
</tr>
</tbody>
</table>

**Validation Record**

- **Transaction Date**: 01/10/2021
- **Owner**: John Doe
- **Address**: 123 Main St, Anytown, USA
- **Property Number**: 0044

**Validation Information**

- **Type**: Residential
- **Status**: Validated
- **Date**: 01/10/2021

**Administrative Information**

- **County**: MI
- **City**: Anytown
- **State**: USA
- **Zip Code**: 12345

**Additional Notes**

- This property is subject to local zoning regulations and may require additional permits for any proposed alterations.

---

**Residential checklist**

- **Address Verification**
- **Property Tax Information**
- **Building Code Compliance**
- **Utilities Connection**
- **Property Insurance**

---

**Future Uses**

- **Commercial**: Suitable for small office space.
- **Residential**: Additional bedrooms possible.
- **Hobby**: Indoor gardening area.

---

**Legal Information**

- **Deed Reference**: 01/10/2021
- **Transfer Date**: 01/10/2021
- **Recording Date**: 01/10/2021

---

**Conclusion**

This property is an ideal candidate for any investor or developer looking to expand their portfolio in the residential market.
CERTIFIED DEED HISTORIES

In October of 1952, the Town of Greenwich Commissioner of Public Works and the Planning & Zoning Commission approved a 17-lot subdivision as set forth in a map entitled Subdivision Map of Property prepared for Yale University and recorded in the Greenwich Land Records as Map #2887. The subject properties, 44 & 50 Cutler Road, were at that time shown as Lot #9 on Map #2887 comprised of 9.565 acres. Yale University subsequently conveyed out Lot #9 as two separate parcels, the deed history for which follows:

**44 Cutler Road**

Book 546, Page 98
By deed, Yale University conveyed 5.561 acres to Robert and Gertrude Sandor on November 2, 1955.

Book 582, Page 377
By warranty deed, Robert & Gertrude Sandor conveyed .454 acres to Tamarack Country Club on August 13, 1957.

Book 646, Page 204
By quit claim deed Robert Sandor conveyed an undivided one-half interest in the remaining subject property to Gertrude Sandor on February 20, 1961.

Book 717, Page 462
By quit claim deed, Lloyd Anthony conveyed whatever interest he had in the subject property to Robert & Gertrude Sandor on February 3, 1965.

Book 1944, Page 163
By warranty deed, Robert & Gertrude Sandor conveyed the subject property to Cynthia Sandor Dinegar, Sharon Sandor Campbell and Robert Sandor, Jr., on June 12, 1989.

Book 2023, Page 280

Book 2023, Page 283

Book 2255, Page 90
By warranty deed, Gary J. Camardo and Amanda Camardo conveyed to the current owner, MCJB, LLC on October 24, 2006.

50 Cutler Road

By deed, Yale University conveyed 4.15 acres to John G. Whelan and Vivian L. Whelan on April 1, 1953.


I hereby certify that the deed history set forth above is upon information and belief a true and accurate deed history of the properties referenced therein.

William I. Haslun II

Sworn to before me this 24th day of August 2021.

LUCIA VIGO
Notary Public/Commissioner of Superior Court
A NOTARY PUBLIC OF CONNECTICUT
MY COMMISSION EXPIRES 02/28/22
DEED

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

KNOW YE, That YALE UNIVERSITY, a corporation organized under and existing by virtue of a charter granted by the General Assembly of the Colony and State of Connecticut, and located in the Town and County of New Haven, in said State (hereinafter called "the Grantee"), for the consideration of One Dollar ($1.00) and other valuable considerations received to its full satisfaction of ROBERT SANDOR and GERTRUDE SANDOR, Husband and Wife, residing at 17 Indian Field Road, Greenwich, Connecticut

(hereinafter called "the Grantors"), does hereby grant, bargain, sell, confirm and release unto the said Grantees, as joint tenants and not as tenants in common and unto the survivor of the said Grantees and unto such survivor's heirs and assigns forever, all that certain piece or parcel of land lying and situated in the Town of Greenwich, County of Fairfield, and State of Connecticut, and bounded and described as follows:

BEGINNING at a point on the westerly boundary line of Cutler Road at its intersection with the division line between Lots No. 8 and 9 as shown on a map entitled "Sub-Division Map of Property Prepared for Yale University, Town of North Castle, Westchester County, New York and Town of Greenwich, Fairfield County, Connecticut", prepared October 30, 1922, by Chas. H. Speed, Inc. and filed in the Town Clerk's Office, Town of Greenwich, Fairfield County, Connecticut, October 30, 1922, as Map No. 2387; thence westerly along the aforesaid division line South 60° 55' 10" West 344.98 feet to a point in the center line of Byram River and the easterly line of property belonging to the Tamarack Country Club, thence northerly along the easterly line of property belonging to the Tamarack Country Club and generally along the center line of the Byram River the following courses and distances: North 60° 55' 10" West 81.56 feet, North 180° 23' 10" West 72.10 feet, North 180° 18' 50" East 51.00 feet, North 45° 19' 10" West 104.00 feet, North 180° 35' 10" West 23.10 feet, North 45° 23' 50" East 40.00 feet, North 180° 45' 10" West 40.00 feet, North 70° 40' 50" East 35.50 feet, North 180° 42' 50" East 26.00 feet, North 30° 24' 10" West 78.50 feet, North 45° 31' 50" East 80.10 feet, North 45° 12' 10" West 46.70 feet, North 59° 18' 10" West 66.70 feet, North 45° 50' East 26.50 feet, North 21° 21' 10" West 56.50 feet and North 45° 50' 50" East 35.18 feet to the northeasterly corner of the premises herein described and the northeasterly line of property belonging to John C. and Vivian Whelan;
thence easterly along the southerly line of property belong-
ing to John C. and Vivian Whelan, South 61° 22' 00" East 474.52
feet to a point on the westerly boundary line of
Cutler Road; thence southerly along the westerly boundary
line of Cutler Road, South 21° 30' 00" West 88.73 feet;
thence on a curve to the left having a radius of 375.00
feet, a central angle of 53° 11' 30" for a distance of 348.14
feet to the point or place of beginning containing 5.361 acres.

TOGETHER WITH, as appurtenant to and in connection with
the use, occupation and enjoyment of the land hereinabove de-
scribed, a right of way over and upon Cutler Road as said Cutler
Road now exists and is now located, or as the length, width or
location of the same (except the location of such portion of
Cutler Road as extends along the easterly boundary line of the
land hereinabove described) may from time to time be changed
by said Yale University, which right of way shall be exercised
in common with said Yale University and with others to whom
similar rights may have been or may hereafter be granted or
conveyed by said Yale University, its successors and assigns.

TOGETHER WITH the right to permit necessary public
utilities to be extended along said right of way to the land
hereinabove described.

TO HAVE AND TO HOLD the above-granted and bargained
premises, with the privileges and appurtenances thereof, unto
the said Grantees, as joint tenants and not as tenants in
common and unto the survivor of the said Grantees and unto
such survivor's heirs and assigns forever, to their proper
use and behoof.

THE GRANTEES do for themselves, their assigns,
the survivor of the Grantees and such survivor's
heirs, executors, administrators and assigns, hereby
coventant with the Grantor, its successors and assigns,
that no building or buildings of any kind or descrip-
tion whatsoever shall be erected or maintained upon
the premises hereby conveyed unless the plans and
specifications for said building or buildings or any
additions thereto shall have been submitted to and
approved in writing by the Grantor.

PROVIDED, HOWEVER, AND IT IS HEREBY FURTHER
AGREED, that the Grantor reserves and shall have
the right to release, waive, alter or cancel the
foregoing covenant and restriction at any time by
an instrument in writing recorded in the Office
of the Town Clerk of the Town of Greenwich,
Connecticut, if, in its sole judgment, such re-
lease, waiver, alteration or cancellation may be
necessary or desirable.
IN WITNESS WHEREOF, the Grantor hath caused this deed to be executed and delivered in its behalf by Horace P. Iselaib, its Associate Treasurer, who is duly authorized and empowered hereunto, and hath caused its corporate seal to be hereto affixed on the 13th day of October, 1955.

Signed, sealed and delivered in the presence of:

[Signatures]

YALE UNIVERSITY

STATE OF CONNECTICUT
TOWN OF NEW HAVEN

On the 13th day of October, in the year 1955, before me personally came Horace P. Iselaib, to me known, who, being by me duly sworn, did depose, acknowledge and say that he resides on Amity Road in the town of Bethany and county of New Haven, State of Connecticut, that he is Associate Treasurer of Yale University, the corporation described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Corporation of Yale University; and that he signed his name thereto by like order; and that the signing and sealing of the above instrument is the free act and deed of said Yale University as such corporation and his free act and deed as such Associate Treasurer thereof.

[Signatures]

Notary Public

[Stamp]

[Seal]

[Stamp]

Received for Record... Nov 2, 1955...
To all People to Whom these Presents shall Come Greeting:

Know Ye, that we, ROBERT SANDOR and GERTRUDE SANDOR, both of the Village of Port Chester, County of Westchester and State of New York,

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

received to full satisfaction of TAMARACK COUNTRY CLUB, a corporation organized and existing under the laws of the State of New York and located in the Town of Greenwich, County of Fairfield and State of Connecticut,

do give, grant, bargain, sell and convey unto the said TAMARACK COUNTRY CLUB

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 Lots 8 and 9 with land of the Tamarack Country Club as shown on map No. 287 on file in the Greenwich Land Records, and running thence along land of the Tamarack Country Club North 66° 55' 10" West 81.56 feet, North 18° 23' 10" West 82.11 feet, North 3° 18' 50" East 51.0 feet, North 3° 18' 10" West 102.0 feet, North 16° 35' 10" West 23.1 feet, North 5° 21' 50" East 44.0 feet, North 10° 40' 10" West 20.0 feet and North 7° 41' 50" East 35.5 feet, thence through land of the grantors South 17° 23' East 340.0 feet to the point of beginning and containing 0.454 acres.

The general boundaries of the above described tract of land are southerly, westerly and northerly by the land of the Tamarack Country Club; easterly by other land of the grantors.

Being part of the premises conveyed by Yale University to Robert Sandor and Gertrude Sandor, the grantors herein, by deed dated October 13, 1955 and recorded in the Greenwich Land Records on November 21, 1955 in Book 546 at Page 98.

Said premises are conveyed subject to the following:

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

2. Town of Greenwich Tax on the List of June 1, 1957, due and payable in January and July, 1958, which tax 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 heirs, 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, administrators, successors and assigns, 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, successors and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to it 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 date of August in the year of our Lord nineteen hundred and fifty-seven.

Signed, Sealed and Delivered in presence of

[Signatures]

State of Connecticut,
County of Fairfield, } SS. Town of Greenwich
August 3, 1957 A.D. 1957

Personally Appeared ROBERT SANDOR and GERTRUDE SANDOR,

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

[Signature]

Notary Public

[Seal]

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

KNOW YE, That I, ROBERT SANDOR, of the Town of Greenwich,
County of Fairfield and State of Connecticut,

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

received to my full satisfaction of GERTRUDE SANDOR, of the said Town of Greenwich,

do remise, release, and forever QUIT-CLAIM unto the said GERTRUDE SANDOR, her

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 an undivided
one-half interest in and to:

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

BEGINNING at a point on the westerly boundary line of Cutler Road
at its intersection with the division line between Lots Nos. 8 and
9 as shown on a map entitled "Subdivision Map of Property Prepared
for Yale University, Town of North Castle, Westchester County,
New York and Town of Greenwich, Fairfield County, Connecticut",
prepared October 10, 1952, by Chas. H. Sells, Inc. and filed in
the Town Clerk's Office, Town of Greenwich, Fairfield County,
Connecticut, October 20, 1952, as Map No. 2887; thence westerly
along the aforementioned Division Line of property belonging to
the Tamarack Country Club; thence northerly along the easterly line
of property belonging to the Tamarack Country Club and along the
center line of the Kyram River the following courses and distances:

- North 10° 23' West 240.00 feet, North 15° 42' 50" East 25.00 feet,
North 30° 24' 10" West 78.60 feet, North 40° 51' 50" East 88.10
feet, North 42° 12' 10" West 36.70 feet, North 59° 18' 10" West
66.70 feet, North 26° 49' 50" East 96.50 feet, North 21° 21' 10"
West 86.50 feet and North 46° 50' 50" East 35.18 feet to the
northwesterly corner of the premises herein described and the
southerly line of property belonging to John C. and Vivian Whelan;
thence easterly along the southerly line of property belonging to
John C. and Vivian Whelan, South 68° 21' 00" East 474.52 feet to
a point on the westerly boundary line of Cutler Road; thence southerly
along the westerly boundary line of Cutler Road, South 21°
38' 00" West 88.73 feet thence on a curve to the left having a
radius of 375.00 feet, a central angle of 33° 11' 30" for a distance
of 348.14 feet to the point or place of beginning, containing 2.107
acres.
Being a major portion of the premises conveyed to Robert Sandor and Gertrude Sandor by Yale University by Deed dated October 13, 1953 and recorded in the Greenwich Land Records in Book 546 at Page 98.

TOGETHER WITH, as appurtenant to and in connection with the use, occupation and enjoyment of the land hereinafter described, a right of way over and upon Cutler Road as said Cutler Road now exists and is now located, or as the length, width or location of the same (except the location of such portion of Cutler Road as extends along the easterly boundary line of the land hereinafter described) may from time to time be changed by said Yale University, which right of way shall be exercised in common with said Yale University and with others to whom similar rights may have been or may hereafter be granted or conveyed by said Yale University, its successors and assigns.

TOGETHER WITH the right to permit necessary public utilities to be extended, along said right of way to the land hereinafter described.

To Have and to Hold the premises, with all the appurtenances, unto the said

Releece her heir and assigns forever, so that neither I the

Releeor nor my heirs nor any person under me or them shall heseafter have any claim, right or title in or to the premises, or any part thereof, but thersfrom

I am and they are by these presents forever barred and excluded.

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

this 20th day of February A.D. 1961.

Signed, Sealed and Delivered in the presence of

Robert Sandor L.S.

Josephine Orzechello L.S.

State of Connecticut,
County of Fairfield

February 20, 1961

Personally Appeared ROBERT SANDOR,

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

William L. Tierney, Jr., Notary Public
To all People to Whom these Presents shall Come, Greeting:

KNOW YE, that I, LLOYD W. ANTHONY, of the Town of Greenwich, County of Fairfield and State of Connecticut,

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

received to my full satisfaction of ROBERT SANDOR and GERTRUDE SANDOR, both of Arthur Street, in the Town of Greenwich, County of Fairfield and State of Connecticut,

do remise, release, and forever QUIT-CLAIM unto the said ROBERT SANDOR and GERTRUDE SANDOR

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

Releasee have ought to have in or to

ALL that certain piece or parcel of land, 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 on the westerly boundary line of Custer Road at its intersection with the division line between Lots No. 8 and 9 as shown on a map entitled, "Subdivision Map of Property Prepared for Yale University, Town of New Castle, Westchester County, New York and Town of Greenwich, Fairfield County, Connecticut" prepared October 10, 1952, by Chas. H. Sells, Inc. and filed in the Town Clerk's Office, Town of Greenwich, Fairfield County, Connecticut October 20, 1952, as map No. 2887; thence westerly along the aforesaid division line, South 65° 55' 10" West 344.98 feet to a point in the center line of Byram River and the easterly line of property belonging to the Tamarack Country Club; thence northerly along the center line of property belonging to the Tamarack Country Club generally along the center line of the Byram River the following courses and distances: North 65° 55' 10" West 81.56 feet, North 18° 23' 10" West 73.10 feet, North 3° 18' 50" East 51.00 feet, North 44° 19' 10" West 104.00 feet, North 16° 35' 10" West 23.10 feet, North 55° 23' 50" East 48.00 feet, North 1° 48' 10" West 40.00 feet, North 74° 40' 50" East 35.50 feet, North 16° 42' 50" East 26.00 feet, North 30° 24' 10" West 76.60 feet, North 40° 31' 50" East 88.10 feet, North 45° 12' 10" West 46.70 feet, North 59° 18' 10" West 66.70 feet, North 46° 26' 50" East 96.60 feet, North 21° 21' 10" West 86.50 feet and North 46° 30' 50" East 55.18 feet to the northeasterly corner of the premises herein described and the southerly line of property belonging to John C. Whelan and Vivian Whelan; thence easterly along the southerly line of property belonging to John C. Whelan and
Vivian Whelan, South 68° 22' 00" East 474.52 feet to a point on the westerly boundary line of Cutler Road; thence Southerly along the westerly boundary line of Cutler Road, South 21° 30' 00" West 88.73 feet; thence on a curve to the left having a radius of 375.00 feet, a central angle of 53° 11' 30"
for a distance of 348.14 feet to the point or place of beginning containing 5.561 acres.

Together with, as appurtenant to and in connection with the use, occupation and enjoyment of the land hereinabove described, a right of way over and upon Cutler Road as said Cutler Road now exists and is now located, or as the length, width or location of the same (except the location of such portion of Cutler Road as extends along the easterly boundary line of the land hereinabove described) may from time to time be changed by said Yale University which right of way shall be exercised in common with said Yale University and with others to whom similar rights may have been or may hereafter be granted or conveyed by said Yale University, its successors and assigns.

Together with the right to permit necessary public utilities to be extended along said right of way to the land hereinabove described.

EXCEPTING THEREFROM so much as was conveyed to Tamarack Country Club by Robert Sandor and Gertrude Sandor by Warranty Deed dated August 12, 1957 and recorded in the Greenwich Land Records in Book 582 at Page 377.

To Have and to Hold the premises, with the appurtenances thereof, unto them the said Releases, and unto the survivor of them, and unto such survivor's heirs and assigns forever, to them and their own proper use and behoof, so that neither I the said Releases 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 3rd day of February A.D. 1965.

Signed, Sealed and Delivered in presence of

[Signatures]

Mary Patricia Wilson

State of Connecticut,

County of Fairfield

Personally Appeared LLOYD W. ANTHONY

[Signatures]

Mary Patricia Wilson

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

Know Ye, That GERTRUDE SANDOR and ROBERT SANDOR of the Town of Greenwich, County of Fairfield and State of Connecticut, herein designated as the Grantors,

for the consideration of ONE ($1.00) DOLLAR and other valuable and good consideration received to the full satisfaction of the Grantors from CYNTHIA SANDOR DINEGAR, of the Town of Oldsmar, County of Pinellas and State of Florida, SHARON SANDOR CAMPBELL of the City of Danbury, County of Fairfield and State of Connecticut, and ROBERT SANDOR, JR. of the Town of whose mailing address is Greenwich, County of Fairfield and State of Connecticut, herein designated as the Grantees,

do hereby give, grant, bargain, sell and convey to the Grantees

See Schedule A attached hereto and made a part hereof

RESERVING the life use of the hereinabove described premises also known as 44 Cutler Road, Greenwich, Connecticut, to GERTRUDE SANDOR which life use shall be unrestricted and without hindrance and shall be to her comfort and security, until death, and upon her death,

RESERVING the life use of the hereinabove described premises also known as 44 Cutler Road, Greenwich, Connecticut, to ROBERT SANDOR which life use shall be unrestricted and without hindrance and shall be to his comfort and security, until death. Each life tenant at her or his sole expense shall be responsible for the maintenance and repair of said premises during her or his tenancy.

[Signatures]

Town Clerk of Greenwich
SCHEDULE A

All that certain 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 described as follows:

BEGINNING at a point on the westerly boundary line of Cutler Road at its intersection with the division line between Lots No. 8 and 9 as shown on a map entitled "Subdivision Map of Property Prepared for Yale University, Town of North Castle, Westchester County, New York and Town of Greenwich, Fairfield County, Connecticut", prepared October 19, 1952, by Chase H. Sells, Inc. and filed in the Town Clerk's Office, Town of Greenwich, Fairfield County, Connecticut, October 20, 1952, as Map No. 2887; thence westerly along the aforementioned division line South 61° 55' 10" West 344.95 feet to a point in the center line of Byram River and the easterly line of property belonging to the Taconic Country Club; thence northerly along the easterly line of property belonging to the Taconic Country Club and generally along the center line of the Byram River the following courses and distances: North 66° 59' 16" West 81.56 feet, North 18° 23' 10" West 72.10 feet, North 3° 18' 50" East 51.00 feet, North 44° 18' 10" West 104.06 feet, North 36° 35' 36" West 23.10 feet, North 55° 23' 50" East 63.90 feet, North 1° 40' 10" West 40.00 feet, North 74° 40' 50" East 35.50 feet, North 18° 42' 50" East 26.00 feet, North 38° 24' 10" West 78.60 feet, North 40° 21' 50" East 88.10 feet, North 42° 12' 10" West 66.70 feet, North 59° 18° 30" West 66.70 feet, North 26° 49' 50" East 86.50 feet, North 21° 21' 10" West 86.50 feet and North 46° 50' 50" East 35.18 feet to the northwesterly corner of the premises herein described and the southerly line of property belonging to John C. and Vivian Helman; thence easterly along the southerly line of property belonging to John C. and Vivian Helman, South 68° 27' 00" East 474.52 feet to a point on the westerly boundary line of Cutler Road; thence southerly along the westerly boundary line of Cutler Road, South 21° 38' 00" West 88.73 feet; thence on a curve to the left having a radius of 375.00 feet, a central angle of 52° 11' 30" for a distance of 147.14 feet to the point or place of beginning containing 5.561 acres.


TOGETHER WITH, as appurtenant to and in connection with the use, occupation and enjoyment of the land hereinafter described, a right of way over and upon Cutler Road as said Cutler Road now exists and is now located, or at the length, width or location of the same (except the location of such portion of Cutler Road as extends along the westerly boundary line of the land hereinafter described) may from time to time be changed by said Yale University, which right of way may be exercised in common with said Yale University and with others to whom similar rights may have been or may hereafter be granted or conveyed by said Yale University, its successors and assigns.

TOGETHER WITH the right to permit necessary public utilities to be extended along said right of way to the land hereinafter described.
To Have and to Hold the premises hereby conveyed, with the appurtenances thereof, unto the Grantees and to the Grantees’ heirs, successors and assigns forever and to the Grantees’ and their own proper use and behoof; And the Grantors do for themselves, their heirs, successors and assigns covenant with the Grantee, their heirs, successors and assigns that the Grantors are well seized of the premises as a good indefeasible estate in FEE SIMPLE; and have good right to grant and convey the same in manner and form as herein written and the same are free from all incumbrances whatsoever, except as herein stated.

And Furthermore, the Grantors by these presents bind themselves and their heirs, successors and assigns forever to WARRANT AND DEFEND the premises hereby conveyed to the Grantees and their heirs, successors and assigns against all claims and demands whatsoever, except as herein stated.

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 herein, this ___ day of June 1989

Signed, Sealed and Delivered in the presence of

or Attested by

[Signatures]

State of Connecticut
County of Fairfield

The foregoing instrument was acknowledged before me this ___ day of June 1977, by Gertrude Sander and Robert Sander

Commissioner of the Superior Court

Received for Record JUN 12 1989 at 11:00 AM and recorded by Town Clerk
To all People to Whom these Presents shall Come, Greeting:

Know Ye, That Robert Sandor, Jr. at 44 Cutler Road
in the Town of Greenwich County of Fairfield
and State of Connecticut

for the consideration of One ($1.00) Dollar
received to his full satisfaction of Robert Sandor, Sr.

does remise, release, and forever QUITCLAIM unto the said Robert Sandor, Sr. of 44 Cutler Road in the Town of Greenwich County of Fairfield and State of Connecticut

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

See Schedule A attached hereto and incorporated herein

[Signatures]

Town Clerk of Greenwich

[Signatures]

Town Clerk of Greenwich
All that certain 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 described as follows:

BEGINNING at a point on a westerly boundary line of Cutler Road at its intersection with the division line between Lots No. 8 and as shown on map entitled "Subdivision Map of Property Prepared for Yale University, Town of North Gartle, Westchester County, New York and Town of Greenwich, Fairfield County, Connecticut," prepared October 10, 1952, by Chas. H. Sells, Inc. and filed in the Town Clerks Office, Town of Greenwich, Fairfield County, Connecticut, October 20, 1952, as Map no. 2887; thence westerly along the aforementioned division line South 63 degrees 55' 10" West 344.98 feet to a point in the center line of the Byram River and Easterly line of property belonging to the Tamarack Country Club; thence Northerly along the Easterly line of property belonging to the Tamarack Country Club and generally along the center line of the Byram River the following courses and distances: North 66 degrees 55' 10" West 81.56 feet, North 18 degrees 23' 10" West 72.10 feet, North 3 degrees 18' 50" East 81.00 feet, North 44 degrees 19' 10" West 104.00 feet, North 16 degrees 35' 10" West 23.10 feet North 55 degrees 23' 50" East 48.00 feet, North 1 degree 48' 10" West 40.00 feet, North 74 degrees 40' 50" East 35.50 feet, North 16 degrees 42' 50" East 26.00 feet, North 30 degrees 24' 10" West 78.60 feet, North 40 degrees 31' 50" East 88.10 feet, North 42 degrees 12' 10" West 46.70 feet, North 59 degrees 18' 10" West 66.70 feet, North 26 degrees 49' 50" East 96.90 feet, North 21 degrees 21' 10" West 86.50 feet and North 46 degrees 50' 50" East 35.18 feet to the northwesterly corner of the premises herein described and the southerly line of property belonging to John C. and Vivian Whelan; thence easterly along the southerly line of property belonging to John C. and Vivian Whelan, South 68 degrees 22' 00" East 474.52 feet to a point on the westerly boundary line of Cutler Road; thence southerly along the westerly boundary line of Cutler Road, South 21 degrees 39' 00" West 88.73 feet: thence on a curve to the left having a radius of 375.00 feet, a central angle of 53 degrees 17' 30" for a distance of 346.14 feet to the point or place of beginning containing 5.561 acres.

Waiving and accepting so much of the property contained in a Deed of conveyance between Robert Sandor and Gertrude Sandor and Tamarack Country Club dated August 10, 1957 and recorded in the Greenwich Land Records in Book 582 at Page 377.

TOGETHER WITH, as appurtenant to and in connection with the use, occupation and enjoyment of the land hereinabove described, a right of way over and upon Cutler Road now exists and is now located, or as the length, width, or location of the same (except the location of such portion of Cutler Rd. as extends along the easterly boundary line of the land hereinabove described) may from time to time be changed by said Yale University, which right of way shall be exercised in common with said Yale University and with others to whom similar rights may have been or may hereafter be granted or conveyed by said Yale University, its successors and assigns.

TOGETHER WITH the right to permit necessary public utilities to be extended along said right of way to the land hereinabove described.
To Have and to Hold the premises, with all the appurtenances, unto the said [inaugurated text]

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

In Witness Whereof, I have hereunto set my hand and seal this 12th day of January A.D. 1990

Signed, Sealed and Delivered in presence of

[Signatures]

State of Connecticut, County of Fairfield

On this the 12th day of January, 1990, before me, the undersigned officer, personally appeared

Robert Sandor, Jr. 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, as his free act and deed.

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

[Signature]

Commissioner of Superior Court
Title of Officer

[Stamp]

State of Connecticut, [ss.]
County [ss.]

On this the day of January, 1990, before me, the undersigned officer, personally appeared who acknowledged himself to be the

of being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as

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

Latest address of Grantee:

Title of Officer

City

Received for Record at Town Clerk

MAR 2 3 1990

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

Know Ye, That Sharon Sandor Campbell

for the consideration of One ($1.00) Dollar received to her full satisfaction of Robert Sandor, Sr.

do es remise, release, and forever QUITCLAIM unto the said Robert Sandor, Sr.

heirs and assigns forever, all the right, title, interest, claim and demand whatsoever as Sharon Sandor Campbell the said releasor have or ought to have in or to

See Schedule A attached hereto and incorporated herein

Town Clerk of Greenwich

Town Clerk of Greenwich
All that certain 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 described as follows:

BEGINNING at a point on a westerly boundary line of Cutler Road at its intersection with the division line between Lots No. 8 and as shown on map entitled "Subdivision Map of Property Prepared for Yale University, Town of North Grotto, Westchester County, New York and Town of Greenwich, Fairfield County, Connecticut", prepared October 10, 1952, by Chas H. Sells, Inc. and filed in the Town Clerks office, Town of Greenwich, Fairfield County, Connecticut, October 20, 1952, as Map no. 2887; thence westerly along the aforementioned division line South 63 degrees 55' 10" West 344.98 feet to a point in the center line of Byram River and Easterly line of property belonging to the Tamarack Country Club; thence northerly along the easterly line of property belonging to the Tamarack Country Club and generally along the center line of the Byram River the following courses and distances: North 66 degrees 55' 10" West 81.56 feet, North 18 degrees 23' 10" West 72.10 feet, North 3 degrees 18' 50" East 51.00 feet, North 44 degrees 19' 10" West 105.00 feet, North 16 degrees 35' 10" West 23.10 feet, North 55 degrees 22' 50" East 48.00 feet, North 1 degree 48' 10" West 40.00 feet, North 74 degrees 40' 50" East 35.50 feet, North 16 degrees 42' 50" East 26.00 feet, North 30 degrees 24' 10" West 78.60 feet, North 40 degrees 31' 50" East 86.10 feet, North 42 degrees 12' 10" West 45.70 feet, North 59 degrees 16' 10" West 66.70 feet, North 26 degrees 49' 50" East 96.90 feet, North 21 degrees 21' 10" West 86.50 feet and North 46 degrees 50' 50" East 35.18 feet to the northwesterly corner of the premises herein described and the southerly line of property belonging to John C. and Vivian Whelan; thence easterly along the southerly line of property belonging to John C. and Vivian Whelan, South 68 degrees 22' 00" East 474.52 feet to a point on the westerly boundary line of Cutler Road; thence southerly along the westerly boundary line of Cutler Road, South 21 degrees 38' 00" West 88.73 feet; thence on a curve to the left having a radius of 375.00 feet, a central angle of 53 degrees 11' 30" for a distance of 348.14 feet to the point or place of beginning containing 5.561 acres.

Waiving and accepting so much of the property contained in a Deed of conveyance between Robert Sandor and Gertrude Sandor and Tamarack Country Club dated August 10, 1957 and recorded in the Greenwich Land Records in Book 582 at Page 377.

TOGETHER WITH, as appurtenant to and in connection with the use, occupation and enjoyment of the land hereinabove described, a right of way over and upon Cutler Road now exists and is now located, or as the length, width, or location of the same (except the location of such portion of Cutler Rd. as extends along the easterly boundary line of the land hereinabove described) may from time to time be changed by said Yale University, which right of way shall be exercised in common with said Yale University and with others to whom similar right may have been or may hereafter be granted or conveyed by said Yale University, its successors and assigns.

TOGETHER WITH the right to permit necessary public utilities to be extended along said right of way to the land hereinafter described.
To Have and to Hold the premises, with all the appurtenances, unto the said
Releasor and his/her heirs, and assigns forever, so that neither
the Releasor nor any other person under her
or them shall hereafter have any claim, right or title in or to the premises, or any part thereof,
but therefrom she and they are by these presents forever barred and excluded.

In Witness Whereof, I have hereunto set my hand and seal this 16th day of January A.D. 1990
Signed, Sealed and Delivered in presence of

[signature]

Witness

Witness

State of Connecticut,
County of Fairfield

On this the 16th day of January 1990, before me, the undersigned officer, personally appeared
Sharon Sandor Campbell, 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, as her free act and deed.
In Witness Whereof, I hereunto set my hand and official seal.

[signature]

Title of Officer

State of Connecticut,
County of

On this the day of 19 , before me, the undersigned officer, personally appeared
of a corporation, and that he as such
being authorized so to do, executed the foregoing instrument for the purposes therein contained,
by signing the name of the corporation by himself as
In Witness Whereof, I hereunto set my hand and official seal.

[signature]

Latest address of Grantee:
No. and Street
City

Received for Record MAR 2.3 1990 at 2h 47m Muncan and recorded by
} Town Clerk
CERTIFICATE OF NOTICE FOR
LAND RECORDS (PC-251)
STATE OF CONNECTICUT
COURT OF PROBATE

Court of Probate, District of Greenwich
District Number 057

Estate of: SANDOR, Robert, Sr.

Date of Certificate: 04/02/91
Date of Death: 03/22/91
Place where last dwelt: Greenwich, CT
Died: Testate

Fiduciary:
Robert Sandor, Jr., 357 Westport Avenue, Norwalk, CT 06851
Arnold Orlovitz, 239 Glenville Road, Greenwich, CT 06830

Fiduciary’s Position of Trust: Executors
Date of Appointment: 04/02/91

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

[Signature]
Robert Sandor, Jr., Executors

[Signature]
Arnold Orlovitz, Executors

As used in this document, the word fiduciary includes the plural,
where the context so requires.

Received for Record MAY 10 1991 at 3 1/11 AM and recorded by Town Clerk.
TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE THAT ROBERT SANDOR, JR. and ARNOLD ORLOVITZ of Greenwich, Connecticut as Executors of the will of ROBERT SANDOR, SR. deceased,

in consideration of the sum of Two Hundred Sixty-six Thousand Six Hundred Sixty-six and 67/100 ($266,666.67) Dollars, received to their full satisfaction from Gary J. Camardo and Amanda G. Camardo of 355 West Broadway, New York, New York

do grant, bargain, sell and confirm unto the said grantees, as joint tenants with rights of survivorship all the right, title, interest, claim and demand which the said Grantor had at the time of his decease, or which as such Executors they have or ought to have, in and to a certain piece or parcel of land, with the buildings thereon, situated in the Town of Greenwich, County of Fairfield and State of Connecticut, known as 44 Cutler Road and described as:

All that certain tract, piece, or parcel of land more particularly described in schedule A attached hereto and made a part of this Executor's Deed, together with the rights, benefits, covenants, restrictions, easements, and other matters pertaining thereto as further set forth on said Schedule A, and on Schedule B, if any, also attached hereto and made a part of this Executor's Deed.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto the said grantees, the survivor of them, their heirs, and assigns to them and their own proper use and benefit forever. And we the said Executors do hereby covenant with them the said grantees, the survivor of them, their heirs and assigns, that we have full power and authority, as Executors aforesaid, to grant and convey the above described premises in manner and form aforesaid and for ourselves and our heirs, Executors and administrators do further covenant to warrant and defend the same to them the said grantees, the survivor of them, their heirs and assigns, against the claims of any person or persons whosoever, claiming by, from or under them as Executors aforesaid.

IN WITNESS WHEREOF, we as such Executors have hereunto set our hands and seals this 10th day of June A.D. 1992.

Signed, Sealed and Delivered in presence of:

Patrick R. Gil
Estate of Robert Sandor, Sr.

Robert Sandor, Jr., Executor

Arnold Orlovitz, Executor

BYING IN:\nConveyance Tax Reg: Town Clerk of Greenwich
Conveyance Tax Reg: Town Clerk of Greenwich
STATE OF CONNECTICUT  
COUNTY OF FAIRFIELD  
ss. Greenwich  
June 10, A.D. 1992

Personally appeared ROBERT SANDOR, JR. and ARNOLD ORLOVITZ, the signers and sealers of the foregoing instrument, who acknowledged that they executed the same in the capacity and for the purpose therein stated, and that the same is their free act and deed before me.

[Signature]  
Notary Public  
Commissioner of the Superior Court
SCHEDULE A

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

BEGINNING at a point on a westerly boundary line of Culver Road at its intersection with the division line between Lots No. 6 and 7 as shown on the map entitled "Subdivision Map of Property Prepared for Yale University, Town of North Creek, Westchester County, New York and Town of Greenwich, Fairfield County, Connecticut," prepared October 10, 1932, by Chas. H. Selig, Inc., and filed in the Town Clerks office, Town of Greenwich, Fairfield County, Connecticut, October 20, 1932, as Map No. 2987, thence westerly along the aforesaid division line 30 degrees 57” 1” West 83.94 feet to a point in the center line of Cypress River and eastern line of property belonging to the Taconic Country Club thence northerly along the easterly line of property belonging to the Taconic Country Club and generally along the center line of the Cypress River the following courses and distances: North 17 degrees 23’ 1” West 340.74 feet, North 5 degrees 39’ 19” East 549.56 feet, North 16 degrees 27’ 10” West 73.19 feet, North 3 degrees 45’ 20” East 51.02 feet, North 44 degrees 39’ 10” West 27.33 feet, North 18 degrees 38’ 1” East 41.62 feet, North 16 degrees 42’ 50” East 53.35 feet, North 30 degrees 24’ 10” West 85.15 feet, North 59 degrees 12’ 10” West 44.70 feet, North 24 degrees 49’ 50” East 94.90 feet, North 21 degrees 16’ West 88.85 feet, and North 46 degrees 50’ 50” West 39.14 feet to the northeasterly corner of the premises herein described and the southerly line of property belonging to John C. and Vivian Whalen thence easterly along the westerly line of property belonging to John C. and Vivian Whalen South 31’ 12” East 371.32 feet to a point on the westerly boundary line of Culver Road, South 24 degrees 5’ 20” East 28.26 feet; thence on a curve to the left having a radius of 375.00 feet, a central angle of 22 degrees 11’ 30” for a distance of 345.14 feet to the point of beginning containing 5.25 acres.

Waiving and accepting as much of the property contained in a deed of conveyance between Robert Basaur and Captain Samuel and Taconic County Club dated August 10, 1957 and recorded in the Sexich District Court in Book 52 at Page 371.

TOGETHER WITH, for an appurtenant and in connection with the use, occupation and enjoyment of the land hereinafter described, a right of way over and upon Culver Road and walk and is now located, or as the length, width, or location of the same may hereafter be changed by said Yale University, which right of way shall be exercised in common with said culvert and walk and for no other purposes than may have been the purpose as hereinbefore described.

TOGETHER WITH the right to permit necessary public utilities to be extended along said right of way in the land hereafter described.

Said premises are also described as follows:

BEGINNING at a point on a westerly boundary line of Culver Road at its intersection with the division line between Lots No. 6 and 7 as shown on the map entitled "Subdivision Map of Property Prepared for Yale University, Town of North Creek, Westchester County, New York and Town of Greenwich, Fairfield County, Connecticut," prepared October 10, 1932, by Chas. H. Selig, Inc., and filed in the Town Clerks office, Town of Greenwich, Fairfield County, Connecticut, October 20, 1932, as Map No. 2987, thence westerly along the aforesaid division line 30 degrees 57’ 1” West 83.94 feet to a point in the center line of Cypress River and eastern line of property belonging to the Taconic Country Club thence northerly along the easterly line of property belonging to the Taconic Country Club and generally along the center line of the Cypress River the following courses and distances: North 17 degrees 23’ “West 340.74 feet, North 5 degrees 39’ 19” East 549.56 feet, North 16 degrees 27’ 10” West 73.19 feet, North 3 degrees 45’ 20” East 51.02 feet, North 44 degrees 39’ 10” West 27.33 feet, North 18 degrees 38’ 1” East 41.62 feet, North 16 degrees 42’ 50” East 53.35 feet, North 30 degrees 24’ 10” West 85.15 feet, North 59 degrees 12’ 10” West 44.70 feet, North 24 degrees 49’ 50” East 94.90 feet, North 21 degrees 16’ West 88.85 feet, and North 46 degrees 50’ 50” West 39.14 feet to the northeasterly corner of the premises herein described and the southerly line of property belonging to John C. and Vivian Whalen thence easterly along the westerly line of property belonging to John C. and Vivian Whalen South 31’ 12” East 371.32 feet to a point on the westerly boundary line of Culver Road; thence southerly along the westerly boundary line of Culver Road, South 24 degrees 5’ 20” East 28.26 feet; thence on a curve to the left having a radius of 375.00 feet, a central angle of 22 degrees 11’ 30” for a distance of 345.14 feet to the point of beginning.

Received for Record JUN 1 1988 at 3 PM by and recorded by

Town Clerk
WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT:

We, GARY J. CAMARDO and AMANDA G. CAMARDO, both of the Town of Greenwich, County of Fairfield and State of Connecticut (the "Grantors"), for the consideration of One ($1.00) Dollar and other valuable consideration received to our full satisfaction of MCJB, LLC, of 44 Cutler Road, Greenwich, Connecticut 06831 (the "Grantee"), do give, grant, bargain, sell, and confirm unto the Grantee, its successors and assigns forever,

All that certain piece or parcel of land with the buildings and improvements thereon, situated in the Town of Greenwich, County of Fairfield and State of Connecticut, more fully described on Schedule A attached hereto.

TO HAVE AND TO HOLD the above granted and bargained premises unto the 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 and assigns, covenant with the Grantee, its successors and assigns, that at and until the ensealing of these presents, we are well seized of the premises as a good indefeasible estate in fee simple and have good right to bargain and sell the same in manner and form as is above written, and that the same are 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 to WARRANT AND DEFEND the above granted and bargained premises to the Grantee, its successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

IN WITNESS WHEREOF, we, the Grantors, have hereunto set our hands this 7th day of October, 2006.

Witnessed By:

[Signatures]

$ 5,000.00

Conveyance Tax Received

Town Clerk of Greenwich

$ 14,000.00

Conveyance Tax Received

Town Clerk of Greenwich
STATE OF CONNECTICUT   
   ) ss.: Greenwich 
COUNTY OF FAIRFIELD   

The foregoing instrument was severally acknowledged before me this 17th day of October, 2006, by GARY J. CAMARDO and AMANDA G. CAMARDO.

[Signature]
Wendy L. Bremner
Commissioner of the Superior Court
Notary Public
My Commission Expires: 9/30/2009
SCHEDULE A

All that certain 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 described as follows:

Beginning at a point on the westerly boundary line of Cutler Road at its intersection with the division line between Lots No. 8 and 9 and as shown on a map entitled “Subdivision Map of Property Prepared for Yale University, Town of North Castle, Westchester County, New York, and Town of Greenwich, Fairfield County, Connecticut”, October 10, 1952, by Chas. H. Sells, Inc. and filed in the Town Clerk’s Office, Town of Greenwich, Fairfield County, Connecticut, October 20, 1952, as Map No. 2887, thence westerly along the aforementioned division line South 63° 55’ 10” West 344.98 feet to a point in the center line of the Byram River and the easterly line of property belonging now or formerly to the Tamarack Country Club, thence northerly along the easterly line of property belonging now or formerly to the Tamarack Country Club and generally along the center line of the Byram River the following courses and distances: North 66° 55’ 10” West 81.56 feet, North 18° 23’ 10” West 72.10 feet, North 3° 18’ 50” East 51.00 feet, North 44° 19’ 10” West 104.00 feet, North 16° 35’ 10” West 23.10 feet, North 55° 23’ 50” East 48.00 feet, North 1° 48’ 10” West 40.00 feet, North 74° 40’ 50” East 35.50 feet, North 16° 42’ 50” East 26.00 feet, North 30° 24’ 10” West 78.60 feet, North 40° 31’ 50” East 88.10 feet, North 42° 12’ 10” West 46.70 feet, North 59° 18’ 10” West 66.70 feet, North 26° 49’ 50” East 96.60 feet, North 21° 21’ 10” West 86.50 feet and North 46° 50’ 50” East 35.18 feet to the northwesterly corner of the premises herein described and the southerly line of property belonging to John C. and Vivian Whelan; thence easterly along the southerly line of property belonging to John C. and Vivian Whelan, South 68° 22’ 00” East 474.52 feet to a point on the westerly boundary line of Cutler Road; thence southerly along the westerly boundary line of Cutler Road, South 21° 38’ 00” West 38.73 feet; thence on a curve to the left having a radius of 375 feet, a central angle of 53° 11’ 30” for a distance of 348.14 feet to the point or place of beginning, containing 5.561 acres.


Together with, as appurtenant to and in connection with the use, occupation and enjoyment of the land hereinabove described a right of way over and upon Cutler Road as said Cutler Road now exists and is now located, or as the length, width, or location of the same (except the location of such portion of Cutler Road as extends along the easterly boundary line of the land hereinabove described) may from time to time be changed by said Yale University, which right of way shall be exercised in common with said Yale University and with others to whom similar
rights may have been or may hereafter be granted or conveyed by said Yale University, its successors and assigns.

Together with the right to permit necessary public utilities to be extended along said right of way to the land hereinafter described.

Said premises are conveyed subject to the following:

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

2. Taxes of the Town of Greenwich due and payable after the date hereof.
DEED

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

KNOW YE, that YALE UNIVERSITY, a corporation organized under and existing by virtue of a charter granted by the General Assembly of the Colony and State of Connecticut, and located in the Town and County of New Haven, in said State (hereinafter called "the Grantee"), for the consideration of One Dollar ($1.00) and other valuable considerations received to its full satisfaction of JOHN C. WHELAN and VLYTH L. WHELAN, husband and wife, both residing at Woodlands Avenue and Oak Street, Greenburg, New York (hereinafter called "the Grantor"), does hereby grant, bargain, sell, confirm and release unto the said Grantee, as joint tenants and not as tenants in common, their assigns, and unto the survivor of the Grantees, and unto such survivor's heirs and assigns forever, all that certain piece or parcel of land lying and situated in the Town of Greenwich, County of Fairfield and State of Connecticut, and bounded and described as follows:

BEGINNING at a point on the westerly line of Catler Road at its intersection with the division line between Lot No. 9 and Lot No. 10 as shown on a map entitled, "Subdivision Map of Property Prepared for Yale University, Town of North Castle, Westchester County, New York and Town of Greenwich, Fairfield County, Connecticut" prepared October 10, 1992 by Charles E. Sell, Inc., Civil Engineers and Surveyors, Pleasantville, New York, filed in the Town Clerk's Office of the Town of Greenwich as Map No. 2887, said point of beginning being the northeasterly corner of the premises herein described; thence southeasterly along the westerly line of Catler Road, South 26° 50' 20" West 32.00 feet; thence on a curve to the right having a radius of 773.00 feet, a central angle of 128° 47' 40" a distance of 254.25 feet; thence South 21° 30' 00" West 114.93 feet to the southwesterly corner of the premises herein described; thence westerly through Lot No. 9 and through property belonging to Yale University, North 68° 23' 00" West 471.61 feet to the center line of the Byron River as it now exists, said points also being on the easterly line of property belonging to the Tamarack Country Club; thence...
northerly along the mean center line of the Byram River as it now exists and along the easterly line of property belonging to the Tamcacad Country Club in the following courses and distances: North 59° 03' 
50" East 9,15 feet, North 39° 12' 10" East 11,06 
feet, North 39° 41' 40" West 47,43 feet, North 
67° 50' 00" East 67,36 feet, North 89° 59' 10" West 
23,93 feet, North 79° 17' 50" West 24,52 feet, 
North 24° 30' 30" West 14,32 feet, North 32° 17' 
20" East 40,11 feet, North 41° 11' 10" East 21,26 
feet due North 21,10 feet, North 41° 34' 00" West 
40,25 feet and North 32° 41' 10" West 25,69 feet 
to the northwesterly corner of the premises herein 
described; thence easterly through property belonging 
unto Yale University and along the division line 
between Lot No. 9 and Lot No. 10 as shown on the 
aforementioned subdivision map, South 89° 52' 00" 
East 521,06 feet to the westerly line of Cutler 
Road and the point or place of beginning containing 
4,15 acres, as shown on a survey map entitled 
"Map of Property Belonging to Yale University to 
be Conveyed to John C. & Vivian Weland Town of 
Greenwich - Fairfield Co., State of Connecticut 
Scale 1" = 50'" prepared by Chas. E. Sell, Inc., 
Civil Engineers & Surveyors, Pleasantville, New 
York, and filed or to be filed in the office of the 
Town Clerk of Greenwich, Connecticut.

TOGETHER WITH, as appurtenances to and in connection 
with the use, occupation and enjoyment of the land 
hereinabove described, a right of way over and upon land 
of Yale University known as Cutler Road extending along the 
easterly boundary line of the above-described property, as 
the width, length or location of said Cutler Road now 
extist or may from time to time be changed by said 
Yale University, its successors or assigns, which right of way 
shall be exercised in common with said Yale University 
and with others to whom similar rights may have been 
granted or may hereafter be granted or conveyed by said 
Yale University, its successors or assigns.

TOGETHER WITH the right to permit necessary public 
utilities to be extended along said right of way to the 
land hereinabove described.

TO HAVE AND TO HOLD the above granted and bargained 
premises, with the privileges and appurtenances thereof, unto 
the said Grantees, as joint tenants and not as tenants in 
common, their assigns, and unto the survivor of the Grantees 
and unto such survivor's heirs and assigns forever, to them 
and their proper use and behoof.

The Grantees do for themselves, their assigns, the 
 survivor of the Grantees and such survivor's heirs, executors, 
administrators and assigns, hereby covenant with the Grantor, 
it's successors and assigns, that no building or buildings of 
any kind or description whatsoever shall be erected or main-
tained upon the premises hereby conveyed unless the plans and 
specifications for said building or buildings or any additions 
therein shall have been submitted to and approved in writing 
by the Grantor.

Provided, however, and it is hereby further agreed, 
that the Grantor reserves and shall have the right to release, 
waive, alter or cancel the foregoing covenant and restriction 
at any time by an instrument in writing recorded in the Office 
of the Town Clerk of the Town of Greenwich, Connecticut, if, 
in its sole judgment, such release, waiver, alteration or can-
cellation may be necessary or desirable.
IN WITNESS WHEREOF, the Grantor hath caused this deed to be executed and delivered in its behalf by Horace F. Iselin, its Associate Treasurer, who is duly authorized and empowered hereunto, and hath caused its corporate seal to be hereeto affixed on the 31st day of March, 1953.

Signed, sealed and delivered in the presence of:

[Signatures]

YALE UNIVERSITY

STATE OF CONNECTICUT
COUNTY OF NEW HAVEN
TOWN OF NEW HAVEN

On the 31st day of March, 1953, in the year 1953, before me personally came Horace F. Iselin, to me known, who, being duly sworn, did deponent, acknowledge and say that he resides at 112 N. Main Street, Bethany, in the town of Bethany, in the county and State of Connecticut, that he is the Associate Treasurer of Yale University, the corporation described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Corporation of Yale University and that he signed his name thereto by like order; and that the signing and sealing of the above instrument is the free act and deed of said Yale University as such corporation and his free act and deed as such Associate Treasurer thereof.

[Signature]

Notary Public

My Commission Expires April 1, 1958

[Seal]

Received for Record  

APR 1 1953

P.M. Atten. (Initials)
To all People to Whom these Presents shall Come, Greeting:

Know Ye, That we, JOHN C. WHELAN and VIVIAN L. WHELAN of 50 Cutler Road, Greenwich, Connecticut

herein referred to as the Grantors,

for the consideration of

Two Hundred Seventy Thousand and 00/100 Dollars

received to the full satisfaction of the Grantors, hereby give, grant, bargain, sell and convey to

RICHARD H. RECKER and JANET ST. PIERRE-RECKER, of 39 Halsey Drive, Old Greenwich, Connecticut

herein referred to as the Grantees,

and unto the survivor of them and unto such survivor's heirs and assigns forever

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

BEGINNING at a point on the westerly line of Cutler Road at its intersection with the division line between Lot No. 9 and Lot No. 10 as shown on a map entitled "Subdivision Map of Property Prepared for Yale University, Town of North Castle, Westchester County, New York and Town of Greenwich, Fairfield County, Connecticut" prepared October 10, 1952 by Chas. H. Sells, Inc., Civil Engineers and Surveyors, Pleasantville, New York, filed in the Town Clerk's Office of the Town of Greenwich as Map No. 2887, said point of beginning being the northeasterly corner of the premises herein described; thence southerly along the westerly line of Cutler Road, South 2° 50' 20" West 53.00 feet; thence on a curve to the right having a radius of 775.00 feet, a central angle of 3° 47' 40" a distance of 224.22 feet; thence South 21° 38' 00" West 144.93 feet to the southeasterly corner of the premises herein described; thence westerly through Lot No. 9 and through property now or formerly belonging to Yale University, North 68° 22' 00" West 471.61 feet to the center line of the Byram River as it now exists, said point also being on the easterly line of property now or formerly belonging to the Tamarack Country Club; thence northerly along the mean center line of the Byram River as it now exists and along the easterly line of property now or formerly belonging to the Tamarack Country Club, the following courses and distances: North 3° 03' 50" East 9.15 feet, North 32° 12' 10" East 16.96 feet, North 34° 41' 40" West 47.43 feet, North 67° 50' 00" East 87.46 feet, North 4° 58' 10" West 23.09 feet, North 78° 13' 50" West 24.52 feet, North 24° 46' 30" West 14.32 feet, North 4° 17' 20" East 40.11 feet, North 41° 11' 10" East 21.26 feet due North 21.00 feet, North 28° 34' 00" West 40.25 feet and North 32° 41' 10" West 26.29 feet to the northwesterly corner of the premises herein described; thence easterly through property now or formerly belonging to Yale University and along the division line between Lot No. 9 and Lot No. 10 as shown on the aforementioned subdivision map, South 88° 52' 00" East 531.86 feet to the westerly line of Cutler Road and the point or place of beginning, containing 4.15 acres, as shown on a survey map entitled "Map of Property Belonging to Yale University to be Conveyed to John C. & Vivian Whelan Town of Greenwich - Fairfield Co. State of Connecticut Scale 1" = 50" prepared by Chas. H. Sells, Inc., Civil Engineers & Surveyors, Pleasantville, New York, and filed or to be filed in the Office of the Town Clerk of Greenwich, Connecticut.

[Signature]

Town Clerk of Greenwich

[Signature]

Town Clerk of Greenwich
Said premises are conveyed subject to the following:

1. Any and all restrictions or limitations imposed or to be imposed by any governmental authority, including without limitation, building or set-back lines, zoning and planning rules and regulations, historic district regulations and ordinances of the municipality and district, if any, in which the premises are situated, as well as any public or private law.

2. Town of Greenwich Consolidated Taxes hereinafter becoming due and payable which the grantees shall assume and agree to pay.

3. Any present or future assessments or charges for sewer construction or improvement and/or sewer plant construction or enlargement, or municipal improvements.


5. Grant from Yale University to The Connecticut Light and Power Company dated November 10, 1937 and recorded in said land records in Book 348 at Page 219.

6. Restrictions contained in a deed from Yale University to the grantees dated March 31, 1953 and recorded in said land records in Book 493 at Page 462.

7. Rights of others in and to the Byram River flowing across the westerly boundary of the premises.

8. Such state of facts which an accurate survey and a personal inspection of the premises might disclose.
To Have and to Hold the premises hereby conveyed with the appurtenances thereof, unto the Grantees and unto the survivor of them and unto such survivor's heirs and assigns forever, to their proper use and benefit, and the Grantors do for themselves, their heirs, successors and assigns, covenant with the Grantees and with the survivor of them and with such survivor's heirs and assigns, that at and until the enrolling of these presents, the Grantors are well seized of the premises as a good indefeasible estate in FEE SIMPLE; have good right to grant and convey the same in manner and form as herein written and the same are free from all incumbrances 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 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 30th day of September, 1983

Signed, Sealed and Delivered in the presence of

[Signatures]

State of Connecticut  
County of Fairfield  {SS. Greenwich

The foregoing instrument was acknowledged before me this 30th day of September, 1983, by John G. Whelan and Vivian L. Whelan.

[Signature]

John E. Maerbergen  
Commissioner of the Superior Court

Received for Record at 9 h 15 m A.M. and recorded hereunto.

[Signature]

Town Clerk

OCT 3 1983
TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

Know Ye, that we,

RICHARD H. RUCKER and JANET ST. PIERCE-DICKER
acting herein by our Attorney-in-Fact, MORTON E. MARVIN, of the law firm of Silverberg, Marvin & Swaim, P.C., 140 Elm Street in the Town of New Canaan, County of Fairfield and State of Connecticut, pursuant to a Power of Attorney given by us to him on July 8, 1988, which Power of Attorney will be recorded simultaneously with this Deed in the Land Records of the Town of Greenwich, in the said County of Fairfield and State of Connecticut,

for the consideration of ONE ($1.00) DOLLAR, received to our full satisfaction of GARLAND S. TUCKER, III and GREYSON S. TUCKER, both of 50 Cutler Road, in the Town of Greenwich, County of Fairfield and State of Connecticut, do give, grant, bargain, sell and confirm unto the said

GARLAND S. TUCKER, III and GREYSON S. TUCKER

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

See Schedule A Annexed Hereto and Made a Part Hereof.

Silverberg, Marvin & Swaim, P.C., Attorneys at Law, New Canaan, Connecticut 06840
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 grantors, do for ourselves, our 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, we are well seized of the premises, as a good indefeasible estate in FES DUNIUS and we have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever, except as above stated.

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

In Witness Whereof, We have hereunto set our hands and seals this 11th day of January, 1989.

RICHARD H. BECKER and
JANET ST. PIERRE-BECKER

By

Norton E. Marvin,
Attorney-in-Fact

Signed, Sealed and Delivered
in the Presence of:

Maurice R. Weiss

Emily M. Zelkin

State of Connecticut )
County of Fairfield )
as: New Canaan

On this the 11th day of January, 1989, before me, Emily H. Zelkin, the undersigned officer, personally appeared Norton E. Marvin, Attorney-in-Fact for RICHARD H. BECKER and JANET ST. PIERRE-BECKER, known to me (or satisfactorily proven) to be the person whose name he subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand.

Emily H. Zelkin
Notary Public

My Commission Expires 3/31/91

Silverberg, Marvin & Seskin, P.C., Attorneys at Law, New Canaan, Connecticut 06840
All that certain piece or parcel of land lying and situated in the Town of Greenwich, County of Fairfield and State of Connecticut, and bounded and described as follows

BEGINNING at a point on the westerly line of Cutler Road at its intersection with the division line between Lot No. 9 and Lot No. 10 Yale University, Town of North Castle, Westchester County, New York, October 10, 1952 by Chas. H. Felts, Inc., Civil Engineers and Surveyors, Pleasantville, New York, filed in the Town Clerk's Office of the Town of Greenwich, as Map No. 30, said point of beginning on a line drawn from the northwesterly corner of the premises herein described, and thence westerly along the westerly line of Cutler Road, South 25° 20' West 33.93 feet; thence on a curve to the right having a 124.25 feet, then South 36° 30' West 144.93 feet to the southeasterly corner of the premises herein described, thence westerly through Lot No. 9 and through property now or formerly belonging to Yale University, North 68° 25' 00' West 471.67 feet to the center of the westerly line of property now or formerly belonging to the Tenack Country Club, thence northerly along the main center line property now or formerly belonging to the Tenack Country Club, the North 32° 17' 10' East 61.96 feet, North 30° 51' 00' East 147.45 feet, North 57° 00' West 57.45 feet, North 78° 11' 00' West 23.09 feet, North 47° 30' 00' East 21.26 feet, North 41° 10' 00' West 26.23 feet, thence easterly through the division line between Lot No. 9 and Lot No. 10 as shown on the above-mentioned subdivision map, South 88° 15' 00' East 331.96 feet to the containing 4.15 acres, as shown on a survey map entitled "Map of the Vivian Sheldon Town of Greenwich" prepared by Chas. H. Felts, Inc., Civil Engineers and Surveyors, Pleasantville, New York, and filed or to be filed in the Office of the Town Clerk of Greenwich, Connecticut, and recorded on Map 1907 of Greenwich, Town Clerk's Office.

Said premises are subject to the following:

1. Any and all restrictions or limitations imposed or to be imposed by any governmental authority, including without limitation building setback lines, zoning, and all other regulations and rules and regulations applicable to the premises, and the corporate bodies of the municipality and district, if any, in which the premises are situated, as well as any public or private law.

2. Town of Greenwich Consolidated Tax hereinafter becoming due and payable.

3. Any present or future assessments or charges for sewer construction or improvement and/or sewer plant construction or enlargement, and/or municipal improvements.

4. Grant from Daniel M. Griffin, et al to City of New York dated January 11, 1933 and recorded in said land records in Book 91 at Page 357.

5. Grant from Yale University to The Connecticut Light and Power Company dated November 10, 1937 and recorded in said land records in Book 346 at Page 219.

6. Restrictions contained in a deed from Yale University to the grantors dated March 31, 1935 and recorded in said land records in Book 493 at Page 462.

7. Rights of others in and to the westerly boundary of the premises.

Received for Record JAN 2 6 1989 at 9:13 M. and recorded by

[Signature]

Town Clerk

Silverberg, Marvin & Swaim, P.C., Attorneys at Law, New Canaan, Connecticut 06840
WARRANTY DEED - STATUTORY FORM

WE, GARLAND S. TUCKER, III and GREYSON S. TUCKER, of 2327 Lake Drive, Raleigh, North Carolina, for Consideration paid, grant to THOMAS F. DALY, III and VIRGINIA C. DALY, of 16521 Grays Bay Blvd., Wayzata, Minnesota, as joint tenants with right of survivorship, with WARRANTY COVENANTS:

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

BEGINNING at a point on the westerly line of Cutler Road at its intersection with the division line between Lot No. 9 and Lot No. 10 as shown on a map entitled "Subdivision Map of Property Prepared for Yale University, Town of North Castle, Westchester County, New York, and Town of Greenwich, Fairfield County, Connecticut" prepared October 10, 1952, by Chas. H. Sells, Inc., Civil Engineers and Surveyors, Pleasantville, New York, filed in the Office of the Town Clerk's Office of the Town of Greenwich as Map No. 2887, said point of beginning being the northeasterly corner of the premises herein described; thence southerly along the westerly line of Cutler Road, South 2 degrees, 50' 20" West 53.00 feet; thence on a curve to the right and having a radius of 775.00 feet, a central angle of 18 degrees 47' 46" a distance of 254.22 feet; thence South 21 degrees 38' 00" West 144.93 feet to the southeasterly corner of the premises herein described; thence westerly through Lot No. 9 and through property now or formerly belonging to Yale University, North 68 degrees 22' 00" West 471.61 feet to the center line of the Byram River as shown on Map No. 2949 on file in the Office of the Town Clerk of Greenwich, Connecticut, said point also being on the easterly line of property now or formerly belonging to the Tamarack Country Club; thence northerly along the mean center line of the Byram River as shown on said map and along the easterly line of property now or formerly belonging to the Tamarack Country Club, the following courses and distances: North 3 degrees, 03' 50" East 9.15 feet, North 32 degrees 12' 10" East 16.96 feet, North 34 degrees 41' 49" West 47.53 feet, North 67 degrees 50' 00" East 87.46 feet, North 4 degrees 58' 10" West 23.09 feet, North 78 degrees 13' 59" West 24.52 feet, North 24 degrees 46' 30" West 14.32 feet, North 4 degrees 17' 20" East 40.11 feet, North 41 degrees 11' 10" East 21.26 feet due North 21.00 feet, North 26 degrees 34' 00" West 40.25 feet and North 32 degrees 41' 10" West 26.29 feet to the northwesterly corner of the premises herein described; thence easterly through property now or formerly belonging to Yale University and along the division line between Lot No. 9 and Lot No. 10 as shown on the aforementioned subdivision map, South 88 degrees 52' 00" East 531.86 feet to the westerly line of Cutler Road and the point or place of beginning, containing 4.15 acres, as shown on a survey map entitled "Map of Property Belonging to Yale University to be Conveyed to John C. & Vivian Whelan Town of Greenwich - Fairfield Co. State of Connecticut Scale 1" = 50" prepared by Chas. H. Sells, Inc., Civil Engineers & Surveyors, Pleasantville, New York, and filed as Map No. 2949 in the Office of the Town Clerk of Greenwich, Connecticut.

SAID premises are conveyed subject to the following:

1. Any and all provisions of any ordinance, municipal regulation or public or private law, including but not limited to the planning and zoning and inland wetlands and watercourses rules and regulations as established in and for the Town of Greenwich.

2. Taxes of the Town of Greenwich on the List of October 1, 1990, due and payable July 1, 1991, and January 1, 1992, which taxes the Grantor hereby assumes and agrees to pay as part of the consideration for this deed.

[Signatures]

Town Clerk of Greenwich

[Signature]

Town Clerk of Greenwich


5. Restrictions contained in a Deed from Yale University to John C. Whelan and Vivian L. Whelan dated March 31, 1953, and recorded April 1, 1953, in Book 493 at Page 462 of said land records.

6. Rights of others in and to the Byram River flowing across the westerly boundary of the premises.

Signed this 6th day of May, 1991.

Signed, sealed and delivered in the presence of:

Thomas P. McNamara

Garland S. Tucker, III

Dianna K. Lovingood

Greyson S. Tucker

State of North Carolina } ss.

County of

Personally appeared Garland S. Tucker, III and Greyson S. Tucker, signers and sealers of the foregoing instrument, and acknowledged the same to be their free act and deed, before me.

Sharon L. Grealey
Notary Public
My Commission Expires: 4/2/96

Latest mailing address of Grantee:

50 Cutler Road
Greenwich, CT 06830

Received for Record MAY 13 1991 at 11:49 AM and recorded by Town Clerk.
TOWN OF GREENWICH

AFFIDAVIT OF NOTIFICATION OF APPLICATION FOR
LOT LINE REVISION

STATE OF CONNECTICUT) ) ss: Greenwich September 14, 2021

COUNTY OF FAIRFIELD )

I, William I. Haslun, being first duly sworn, do hereby certify that on September 14, 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 shown on the Town Tax Assessor’s Office records of property abutting (as said term is
defined in §6-14(a)(3) of the Greenwich Building Zone Regulations) the property belonging to
MCJB, LLC located at 44 Cutler Road, Greenwich and to Thomas & Virginia Daly located at 50
Cutler Road, Greenwich for which an application has been filed with the Planning & Zoning
Commission of the Town of Greenwich for a determination that a lot line revision and equal area
exchange between the two properties does not constitute a subdivision or a re-subdivision.

W.I. Haslun II

Subscribed and sworn to before me
this 14th day of September, 2021.

Notary Public

LUCIA VIGO
A NOTARY PUBLIC OF CONNECTICUT
MY COMMISSION EXPIRES 02/28/22
## EXHIBIT A

**ADJOINING OWNERS**

44 Cutler Road  
and  
50 Cutler Road

<table>
<thead>
<tr>
<th>Name</th>
<th>Property Address*</th>
<th>Mailing Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Christina Auriana</td>
<td>49 Cutler Road</td>
<td>839 Lake Avenue</td>
</tr>
<tr>
<td></td>
<td>Greenwich, CT 06831</td>
<td>Greenwich, CT 06831</td>
</tr>
<tr>
<td>Nature Conservancy</td>
<td>0 Cutler Road</td>
<td>55 Church Street FL3</td>
</tr>
<tr>
<td></td>
<td>Greenwich, CT 06831</td>
<td>New Haven, CT 06510</td>
</tr>
<tr>
<td>Adrienne Rolla</td>
<td>61 Cutler Drive</td>
<td>7 Pierson Drive</td>
</tr>
<tr>
<td></td>
<td>Greenwich, CT 06831</td>
<td>Greenwich, CT 06831</td>
</tr>
<tr>
<td>John &amp; Renee Olichney</td>
<td>55 Cutler Drive</td>
<td>61 West 62nd St #9J</td>
</tr>
<tr>
<td></td>
<td>Greenwich, CT 06831</td>
<td>New York, NY 10019</td>
</tr>
<tr>
<td>Tamarack Country Club</td>
<td>Locust Road RFD 3</td>
<td>Same</td>
</tr>
<tr>
<td></td>
<td>Greenwich, CT 06831</td>
<td></td>
</tr>
<tr>
<td>Donald A. Papcsy</td>
<td>60 Cutler Road</td>
<td>40 Great Ring Road</td>
</tr>
<tr>
<td></td>
<td>Greenwich, CT 06831</td>
<td>Sandy Hook, CT 06482</td>
</tr>
<tr>
<td>Ledgerock Land, LLC</td>
<td>37 Cutler Road</td>
<td>150 Bedford Road</td>
</tr>
<tr>
<td></td>
<td>Greenwich, CT 06831</td>
<td>Greenwich, CT 06830</td>
</tr>
</tbody>
</table>

*Mailings duplicated to local addresses.
September 14, 2021

To Whom It May Concern:

Notice is hereby given that MCJB, LLC, owner of property located at 44 Cutler Road, Greenwich, and Thomas & Virginia Daly, owners of 50 Cutler Road, Greenwich, have filed an application with the Planning & Zoning Commission of the Town of Greenwich for a determination that a lot line revision and equal area exchange between the two properties does not constitute a subdivision nor a re-subdivision.

Further information with regard to this application may be obtained by contacting the undersigned at (203) 983-6750 or the Planning and Zoning Board of Appeals of the Town of Greenwich, 101 Field Point Road, Greenwich, at (203) 622-7753.

[Signature]

W. I. Haslun, II, Esq.
**Certificate of Mailing — Firm (Domestic)**

Name and Address of Sender

William I. Haslun II, Esq.  
Johnson, Haslun & Hogeman, LLP  
21 Sherwood Place  
Greenwich, Connecticut 06830

<table>
<thead>
<tr>
<th>USPS Tracking Number</th>
<th>Address</th>
<th>Postage</th>
<th>Fee</th>
<th>Special Handling</th>
<th>Parcel Airlift</th>
</tr>
</thead>
<tbody>
<tr>
<td>Firm-specific Identifier</td>
<td><strong>Mr. and Mrs. John Olichney</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| | 55 Cutler Road  
Greenwich CT 06831 |  |  |  |  |
| | 61 West 62nd Street, #9J  
New York NY 10019 |  |  |  |  |
| | Tamarack Country Club  |  |  |  |  |
| | Locust Road, RFD 3  
Greenwich CT 06831 |  |  |  |  |
| | Mr. Donald A. Papcsy |  |  |  |  |
| | 60 Cutler Road  
Greenwich CT 06831 |  |  |  |  |
| | 40 Great Ring Road  
Sandy Hook CT 06482 |  |  |  |  |

U.S. POSTAGE PAID  
GREENWICH, CT  
SEP 14, 2021  
AMOUNT  
$2.35  
R23049100870-03