**Final Re-Subdivision**
**PLPZ #202100441**

<table>
<thead>
<tr>
<th>JS Land II, LLC and Greenwich Runaway, LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conveyance of 2 acres between two properties.</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Location:</th>
<th>33 and 35 John St.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zone:</td>
<td>RA-4 (4 acre minimum lot size)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Lot Areas:</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot 1R (33 John St.)</td>
<td>4.03 acres</td>
<td>6.0358 acres (5.7348 acres minus the 0.3010-acre accessway)</td>
</tr>
<tr>
<td>Parcel DD Accessway</td>
<td>+ 2.00 acres</td>
<td>-0.3010 acres</td>
</tr>
<tr>
<td>Lot 2R (35 John St.)</td>
<td>7.03 acres</td>
<td>5.0312 acres</td>
</tr>
<tr>
<td>Parcel DD</td>
<td>- 2.00 acres</td>
<td></td>
</tr>
<tr>
<td>Open Space Area</td>
<td>None proposed</td>
<td></td>
</tr>
</tbody>
</table>

**UPDATE**
The Commission reviewed this application at the 11-8-21 briefing and the 11-9-21 regular meetings. The ZEO joined the briefing meeting to discuss the access way that is used to access the land-locked property of 39 John St. There was concern that this right of way could be construed as a private road or street which would affect the proposed land area exchange since such access bifurcates the subject parcel as proposed under this subdivision.

It is clear, upon further review, that this right of way should not be considered a private road nor a street based on definitions of such in the Building Zone Regulations. A particular right of way could fall under the BZR definition of street (Section 6-5(23)), but not all rights of way fit into the definition of street. And the subject right of way does not meet that definition. The applicant therefore does not have to revise the existing easement language to eliminate references to "rights of way".

The applicant has submitted an updated survey to address the “non conforming” area of land associated with the new configuration of 35 John Street. The Zoning Lot Area has been appropriately calculated on this new survey.

**APPLICATION SUMMARY**
An application for final re-subdivision was submitted to the Planning & Zoning Commission to request conveyance of 2 acres of land from Lot 2R (35 John St.) to Lot 1R (33 John St.), where Lot 2R (35 John St.) decreases in size from 7.0312 acres to 5.0312 acres and Lot 1R (33 John St.) increases in size from 4.03 to 6.0358 acres (5.7348 acres minus the 0.3010-acre accessway) in the RA-4 zone.

The applicant requests a determination from the Planning and Zoning Commission that the proposal constitutes neither a subdivision nor resubdivision per Section 6-258 of the Town of Greenwich Subdivision Regulations (GSR), and Section 6-205 of the Building Zone Regulations (BZR).
ISSUES / COMMENTS
1. Under the proposal, 35 John St. will contain a 30’ strip of land about 200’ in length, in the northern quadrant of the lot. Does this area need to be subtracted from the 5.03-acre Zoning Lot Area?
2. DPW Engineering – Comments dated 10/14/21 indicate standard notes, regarding drainage facilities and watercourses, be added to the subdivision map.
3. Health – Comments dated 10/28/21 indicate no objection to the proposal.
4. Conservation – Comments dated 4/20/21 indicate no objection to the proposal.
5. Inland Wetlands – Permit questionnaire dated 10/1/21 indicates there are regulated inland wetlands on site but that no permit is required for the proposed conveyance of land.
6. Zoning – Comments were received – but the issues raised have been addressed in the “UPDATE: section of this staff report.
7. The Commission can determine if the proposal complies with Sec. 6-296, 6-297 and 6-298 of the GSR.
8. The following note should be placed on any final subdivision 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” [Sec. 6-269(15)]

DEPARTMENT COMMENTS
Engineering - Attached
Conservation- Attached
Zoning - Attached
Health – Attached
Inland Wetlands – Attached

EXISTING CONDITIONS
The properties, Lot 1R (33 John St.) and Lot 2R (35 John St.), are located within the RA-4 zone. The total land area is 11.067 acres, where 33 John Street is comprised of 4.03 acres and 35 John Street is comprised of 7.03 acres. There are inland wetlands and watercourses on both properties as delineated by soils scientist and shown on the subdivision map.

An asphalt drive, approximately 900’ in length, is currently used for access to 33 and abutting property to the north, 39 John St.

33 John Street is improved with a single family dwelling, terrace, attached garage, oil and stone driveway with a stone inlay parking area, inground pool, patio, play area, walkways, a septic system and a septic reserve designation. Inland wetlands and watercourses on this property include a pond to the east of the house.

35 John St. is a vacant parcel that has never been improved with a dwelling.

The sites are serviced by Aquarion water but are not on Town Sewer. 33 John St. plans show the location of both the existing septic system and the area designated as a septic reserve.

Deed histories have been submitted for both parcels. The lots were created per lot split and filed on land records via Map 7219. Subsequently, a lot line revision, PLPZ201800587, in which 0.33 acres was conveyed from 22 Buckfield Lane to 33 John St., was approved and confirmed via Greenwich Land Record Map 9073.
The development of 33 John St. was approved under Site Plan / Special Permit application PLPZ201000365 and 366.

**SUBDIVISION**

The proposed conveyance of 2 acres between 33 and 35 John Street will result in setbacks and FAR remaining compliant as 33 John St. will gain land area and 35 John St is vacant. Lot area will remain compliant. Frontage on John St. appears to remain compliant for both lots, however, 35 John St. will contain an area in its northern quadrant that will be about 30’ x 200’ and it should be clarified if this area needs to be subtracted from the 5.03-acre Zoning Lot Area.

The applicant has subsequently submitted an updated survey to address the “non conforming” area of land associated with the new configuration of 35 John Street. The Zoning Lot Area has been appropriately calculated on this new survey.
ZONING ENFORCEMENT

Project No. PLPZ202100441

Reviewed for Planning and Zoning Commission.

TITLE OF PLAN REVIEWED: JS Land II, LLC., & Greenwich Runaway, LLC.

LOCATION:

PLAN DATE:

ZONE: RA-4

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

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

   The Right of way is the only access for the 39 John Street and bisects the new portion of 33 from the existing. The applicant should demonstrate why this should not be considered a street.

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

Reviewed by: Jodi Couture        Date: 11/1/2021

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

Engineering Project No. 21-4(12) Department Project No. PLPZ202100441 Submittal Received Date: 10/14/2021

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

PLAN SET INFORMATION

Plan Title: Revision of Lot Lines Project Address: 33 & 35 John Street
Engineering Firm: Original Plan Date: 12/12/2018 Latest Plan Revision Date: 3/16/2021
Rocco V. D’Andrea, Inc.

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: Scott Marucci - Senior Civil Engineer Date: 10/28/2021

COMMENTS AND CONDITIONS OF APPROVAL: See Comments Below

1. The lot line revision is acceptable to the Engineering Division. The following notes shall be added to the plan:
   a. Upon approval of this plan, the owners agree with the Town that unless otherwise specified hereon, the areas within at least ten (10) feet of the centerline of any drainage facility (20 feet total), 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.
   However, any drainage line, ditch or stream, whether or not depicted hereon and not within an established easement, may be relocated by owner with prior approval of the Inland Wetlands & Watercourses Agency.
   b. The grantee of any parcel having a watercourse agrees to maintain the watercourse so as to permit the free flowing of water therein, after obtaining approval for the required work from the Inland Wetlands & Watercourses Agency. If any grantee fails to maintain the watercourse the Town of Greenwich shall have the privilege of entering upon the property to perform the required work and the cost thereof shall be paid by the owner of the parcel in default.
Bianca, based on this proposal – a vacant lot giving land to an established lot with a residence, a well and septic system, the Health Department has no objection to this project.

Thank you
Michael Long
Greenwich Health Department

Hello All,

I have attached a spreadsheet showing which applications still need comments for the meeting on 11/9/21. Please note that the red highlighted boxes indicate that Planning and Zoning has not received comments (or updated comments) for that application. If you have already sent comments, please let me know and re-send them to me so I have a record of it.

For your convenience, please find the digital materials for each project below:

- [270 Lake Avenue - PLPZ 2021 00394](#)
- [44 & 50 Cutler Road - PLPZ 2021 00412](#)
- [19 Brookridge Drive - PLPZ 2021 00418](#)
- [2 Crown Lane - PLPZ 2021 00334](#)
- [33 & 35 John Street - PLPZ 2021 00441](#)
- [1233-1265 East Putnam Avenue - PLPZ 2021 00364](#)

These links will expire in 7 days on Thursday 11/4/21. If you need new links, please let me know.
For your reference for future access, this link will allow access to all P&Z Commission applications without expiration for those with Greenwichct.org emails: [COMMISSION]

Please save this link.

*The pre-applications and decision items do not require department comments at this time.*

Please email comments to me and the assigned planner for the project.

**Please submit your comments by 9:00 am Thursday November 4, 2021.** If you cannot submit comments by then, please contact the planner who is working on the project and myself.

If you have any issues accessing any of the files or need additional information, please do not hesitate to reach out.

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
MEMORANDUM

To: Marisa Anastasio, Planner II

From: Aleksandra Moch, Environmental Analyst

Date: April 20, 2021

Re: JS Land II, LLC and Greenwich Runway LLC, PLPZ 2021 00441

I have reviewed the above-referenced plans and visited the site. The following comment is offered for your consideration:

1. The proposed lot lane revision should not have any impact on the natural environment. The subject area contains wetland/watercourse system regulated by the IWWA which will ensure long-term protection of this area. As such, the Conservation Commission staff has no objections to the proposed change.

cc: Conservation Commission
February 5, 2019

John P. Tesei, Esq.
Gillbride, Tusa, Last & Spellane LLC
31 Brookside Drive
Greenwich, CT 06830

RE: The application of John P. Tesei, Esq., authorized agent, for Neil and Anne Garfinkel, Trustees of the Garfinkel Family Trust dated November 22, 2002 of 22 Buckfield Lane, and John Street Holdings, LLC of 33 John Street, record owners, for a final subdivision, PLPZ 2018 00587, to modify the common boundary and transfer 0.33-acres of land from 22 Buckfield Lane to 33 John Street per Section 6-261 of the Town of Greenwich Subdivision Regulations, on these two properties located in the RA-4 zone as shown on a subdivision map prepared by Rocco V. D’Andrea, Inc., dated 12/19/18.

Dear Mr. Tesei:

At a regular meeting held on January 22, 2019 the Planning and Zoning Commission considered the above-referenced application and took the following action:

Upon a motion made by Mr. Macri and seconded by Mr. Fox, the following resolution was adopted 5-0; (Voting in favor on this item: Alban, Macri, Levy, Fox, and Hardman); and

WHEREAS the Commission held a regular meeting on January 22, 2019 and took all testimony as required by law; and

WHEREAS a final subdivision application was submitted to the Planning & Zoning Commission to modify the common boundary and transfer 0.33-acres of land from 22 Buckfield Lane to 33 John Street per Section 6-261 of the Town of Greenwich Subdivision Regulations where both properties are within the RA-4 zone; and
WHEREAS the applicant requested a finding from the Planning and Zoning Commission that the proposed revision of lot lines does not constitute a subdivision or re-subdivision as defined by Section 6-261 of the Subdivision Regulations; and

WHEREAS as a result of the conveyance, both lots will be conforming in terms of lot size, lot area and lot frontage; and

WHEREAS the Commission noted that the Inland Wetlands Agency issued a Greensheet Questionnaire dated 1/15/19 indicating no wetlands are present on site and no Wetlands Permit is required for the subject action; and

WHEREAS the Commission noted the Health Department issued comments dated 1/17/19 and does not object as the area involving the lot revision is an area under water so the land is unusable for a septic system; and

WHEREAS the Commission noted that the Zoning Enforcement Officer indicated in comments dated 1/15/19 that the subject subdivision meets the requirements of the Building Zone Regulations, excluding sections 6-15 and 6-17, and is “OK for Zoning Permit Sign-off”; and

WHEREAS the Commission noted that the Department of Public Works – Engineering Division have no comment; and

WHEREAS the Commission considered comments from the Planning and Zoning Staff as well as the aforementioned departments or agencies;

THEREFORE BE IT RESOLVED the application of John P. Tesei, Esq., authorized agent, for Neil and Anne Garfinkel, Trustees of the Garfinkel Family Trust dated November 22, 2002 of 22 Buckfield Lane, and John Street Holdings, LLC of 33 John Street, record owners, for a final subdivision, PLPZ 2018 00587, to modify the common boundary and transfer 0.33-acres of land from 22 Buckfield Lane to 33 John Street per Section 6-261 of the Town of Greenwich Subdivision Regulations, on these two properties located in the RA-4 zone as shown on a subdivision map prepared by Rocco V. D’Andrea, Inc., dated 12/19/18 is hereby found not to be a subdivision or re-subdivision.

The applicant should be aware that the finding that this application does not represent a subdivision or re-subdivision does not guarantee the ability to develop lots, which are still subject to normal review and approval of all applicable agencies, which may include, but are not necessarily limited to, the following: The Inland Wetlands and Watercourses Agency, Building Department, Zoning Enforcement, DPW Highway, Engineering and Sewer Divisions, Planning and Zoning, and others as may apply.

Prior to the submission of a mylar for the endorsement from the Chairman of the Planning and Zoning Commission, and subsequent filing on the Greenwich Land Records, the following shall be submitted via appointment with the Planning and Zoning Staff:

The map to be filed on the Greenwich Land Records should include the following notes:

a) A mylar plus three (3) copies of the survey map with the following revisions:
   a. “The lots shown on this map were found to be neither a subdivision nor a re-subdivision under Section 6-261 of the Town of Greenwich Subdivision Regulations at the Planning and Zoning Commission meeting held on January 22, 2019. This finding does not imply
approval of the lots for purposes of zoning compliance or future development, and they will be subject to review and approval by all applicable town agencies, which may include, but not necessarily limited to, the following: The Inland Wetlands and Watercourses Agency, Building Department, Zoning Enforcement, DPW Highway, Engineering and Sewer Divisions, Planning and Zoning, and others as may apply.”

b) A check for the proper filing fee of the map on the Greenwich Land Records.

The contents of this letter have been reviewed by members of the Commission and reflect the decision the Commission made at its meeting on January 22, 2019.

If you have any questions, please contact our office.

Sincerely,

[Signature]

Jacelyn Pruitt
Planner II
PLANNING AND ZONING - LAND USE DEPARTMENT

MEMORANDUM

TO: Jodi Couture, Zoning Enforcement Officer
    William Marr, Building Official

FROM: Katie Blankley, Assistant Town Planner, Deputy Director of Planning & Zoning
       Cindy Tyminski, Planner II

DATE: December 14, 2012

RE: Final Certificate of Occupancy for 33 John Street

Permit No. 10-2964 ( Dwelling)
Permit No. 11-0812 (Pool)
Permit No. 11-1911 (Pool House)

The Carport is not included in this Certificate of Occupancy.

Applications PLPZ201000365 and PLPZ201000366, as submitted by John Tesei, Esq. for record owners John Street Holding, LLC for final site plan and special permit to construct a 14,702 square foot single family dwelling, including a pool cabana and pool on a property where approximately 14,714 square feet is allowed, and is in excess of 150,000 cubic feet in volume on a 5.7058 acre property (5.4048 acre property excluding the access way) located at 33 John Street in the RA-4 zone as shown on the site development plan titled “Development Plan” for property at 33 John Street last revised on 11/2/2010, architectural plans titled “33 John Street” prepared by Abelow Sherman Architects, last revised 11/25/2010.

These documents satisfy the conditions outlined in the February 9, 2011 and June 7, 2011 (modified) zoning permit sign off and as such this office as no objection to the issuance of a Certificate of Occupancy. The following notes shall be added to the Certificate of Occupancy that state:
1. The total floor area for all structures on site is **14,702 square feet**.
2. The total approved volume for all structures on the site is **190,689 cubic feet**.
3. Zoning Enforcement Officer to confirm FAR.
4. The Zoning Enforcement Officer to confirm that engineered trusses have been used in all attic spaces.
5. All plantings, particularly those that screen the property from adjacent neighbors shall remain in a vigorous and healthy condition and shall be replaced if they become diseased or die.
6. The applicant shall comply with all conditions set forth in I.W.W.A. permit #2010-093.
7. The Maintenance Declaration has been recorded on the Land Records on December 13, 2012.
8. When the carport is complete as approved by PLPZ 2012 00127 /PLPZ 2012 00128 and subsequent modifications, the applicant will submit revised drainage plans and a revised Maintenance Declaration on the Land Records. A separate Certificate of Occupancy must be received for this structure.
9. Any amendments or changes to the approved site plan may be subject to review by the Planning and Zoning Commission.

**SUBMITTED PLANS**

Drainage Letter  
33 John Street  
Greenwich, CT  
Prepared by: Rocco V. D'Andrea, Inc.  
Date: October 31, 2012

Architectural Plans  
33 John Street  
Greenwich CT  
Prepared by: Abelow Sherman Architects  
Revision date: October 15, 2012

Improvement Location Survey “As-Built”  
33 John Street  
Greenwich CT  
Prepared by: Rocco V. D'Andrea, Inc.
A single family dwelling and associated structures of 14,546 square feet was approved by the Commission on January 11, 2011 (PLPZ 201000365/ PLPZ201000366). For the initial zoning permit sign off, the applicant has included minor modifications from the approved plans and is currently requesting building sign off for a single family dwelling with an additional 156 square feet of floor area. This will bring the floor area total 14,702 square feet on a property where approximately 14,714 square feet is allowed. The small increase to the floor area resulted in minor interior layout changes; however these same changes resulted in a decrease to the volume of the structure which is now 251,836.2 cubic feet (approved at 253,753.6 cubic feet). Of note is that the pool cabana is now open on three sides reducing the floor area that has been contributed by this structure. In addition, a carport has been approved (PLPZ 2012 00127 /PLPZ 2012 00128) and then modified to include 5 bays (see zoning permit sign off dated December 14, 2012) which contributes 14,336.4 cubic feet to the volume and will not increase the FAR as all sides of this structure are open and the attic consists of engineered trusses.
September 30, 2021

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

Re: Final Subdivision (Lot Line Revision) application for properties at 33 and 35 John Street

Dear Peter:

We represent Greenwich Runaway, LLC, owner of property at 35 John Street, Greenwich, Connecticut (“35 John Street”), and JS Land II, LLC, owner of adjacent property to the west at 33 John Street (“33 John Street”). 35 John Street is improved with a house, garage, and customary residential amenities. 33 John Street is a vacant lot.

The clients have entered into an agreement for the owner of 35 John Street to purchase two acres of land from 33 John Street. Included herewith is a map showing the proposed revision of lot lines for this purpose.

After the transfer, 33 John Street will have 5.0312 acres of land, and 35 John Street will have 6.0358 acres of land (5.7348 acres less the accessway). Because 33 John Street is vacant and it will retain more than the minimum lot size for the zone, no issues are caused to that property. Because 35 John Street is adding land and increasing its size, no issues will be occurring to that property.

The current configuration of the properties resulted from a “lot split” approved by Planning and Zoning and shown on Greenwich Land Records Map 7219. After the filing of that map, a lot line revision was approved by PLPZ 2018-00587 to transfer 0.33 acres from 22 Buckfield Lane to 33 John Street which was accomplished by deed transfer a short time after approval shown on Greenwich Land Records Map 9073.
The proposed lot line revision will not create any lots, not create or change roads, not impact any open space area or materially change either lot. In that way we respectfully submit that the subject lot line change does not constitute a subdivision or re-subdivision under Greenwich Subdivision Regulations.

In support of this application you will find:

1. Narrative;
2. Completed application form signed by applicants;
3. Affidavit of Notice;
4. Certificate of Mailing;
5. Deed histories with copies;
6. GIS Maps;
7. Green Sheet;
8. Survey showing proposed lot line change; and

Please advise if further information or materials are needed.

Sincerely,

/S/

Christopher D. Bristol, Esq.
Subdivision Application

Property Address: 35 John Street and 33 John Street  Tax ID: 10-3625, 10-1673
Property Owner: JS Land II, LLC and Greenwich Runaway LLC  Address: 33 John Street and 35 John Street
Email: ______________________  Cell Phone: ______________________  Other Phone: ______________________
Applicant: same  Address: ______________________
Email: ______________________  Cell Phone: ______________________  Other Phone: ______________________
Authorized Agent: Christopher D. Bristol, Esq. and John P. Tesei, Esq.  Address: 31 Brookside Drive, Greenwich, CT 06830
Email: cdb@gtlslaw.com jpt@gtlslaw.com  Cell Phone: ______________________  Other Phone: 203-622-9360

Zone(s): RA-4  Total Area: 11.067 both properties total

Please select all relevant items below:
- Preliminary
- Final
- Coastal
- Subdivision
- Resubdivision

Number of Lots:
- Existing: 2
- Proposed: 2

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

Land Reserved:
- Area of Land Reservation: n/a
- Reserved Land Area as Percent of Total Land Area: n/a

History:
- previous SB #: Current configuration by way of lot split in 1997, then modified by lot line revision in 2018
- GLR Map # of any previously filed subdivisions or surveys: 7219 and 9073

Utilities:
- Septic
- Well
- Sewer
- Public Water

Health Permit needed and received? n/a

IWWA Permit received? n/a  IWWA Permit #: ______________________

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

To be completed by P&Z staff only:
Check #: ______________________  Check Amount: $________
Application #: ______________________  pzSubdivisionApp 2020
Application Signature Page

Property Address: 33 John Street and 35 John Street
Tax ID: __________________________

Property Owner 1: Greenwich Runaway LLC
Address: 35 John Street, Greenwich, Ct 06831
Email: ___________________________ Cell Phone: ____________________________ Other Phone: ____________________________
Signature: ___________________________ Date: ____________________________

Property Owner 2: JS Land II, LLC
Address: 35 John Street, Greenwich, Ct 06831
Email: ___________________________ Cell Phone: ____________________________ Other Phone: ____________________________
Signature: ___________________________ Date: ____________________________

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

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

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

Authorized Agent: ___________________________
Address: ___________________________
Email: ___________________________ Cell Phone: ____________________________ Other Phone: ____________________________
Signature: ___________________________ Date: ____________________________

pzSignaturePage 2020
AFFIDAVIT OF NOTICE

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

STATE OF CONNECTICUT }  
} ss: Greenwich } October 1, 2021
COUNTY OF FAIRFIELD }  

I, CHRISTOPHER D. BRISTOL, being duly sworn, do hereby certify that on October 1, 2021, I caused to be mailed, postage prepaid, to those persons whose names are set forth on Exhibit A, attached hereto, a copy of the notice attached hereto as Exhibit B. Said persons were the record owners, as of October 1, 2021 as shown on the Town Tax Assessor’s Office records of property abutting and across the street from properties known as 35 John Street owned by JS Land II, LLC and 33 John Street, Greenwich, Connecticut owned by Greenwich Runaway LLC, for which a Final Subdivision (Lot Line Revision) Application has been filed with the Greenwich Planning and Zoning Commission seeking a revision of lot lines to transfer two (2) acres of land from 35 John Street to 33 John Street.

Christopher D. Bristol

Subscribed and sworn to before me on October 1, 2021.

Notary Public
Commissioner of the Superior Court

TANYA CRUZ
A Notary Public
My Commission Expires: 05/31/2025
State of Connecticut
<table>
<thead>
<tr>
<th>Parcel ID</th>
<th>Address</th>
<th>Description</th>
</tr>
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<tbody>
<tr>
<td>10-1141</td>
<td>33 and 35 John Street, Greenwich, Connecticut</td>
<td></td>
</tr>
<tr>
<td>10-3071</td>
<td>Est of Robert C Baker, 2 Ashfields Lane, Greenwich, CT</td>
<td></td>
</tr>
<tr>
<td>10-1471</td>
<td>CS Lim CT LLC, 8751 West Broward Blvd, Plantation, FL</td>
<td></td>
</tr>
<tr>
<td>10-1147</td>
<td>CTF Holdings LLC, 42 John Street, Greenwich, CT</td>
<td></td>
</tr>
<tr>
<td>10-2403</td>
<td>David M Danziger, 641 Lexington Ave-29th Fl, New York, NY</td>
<td></td>
</tr>
<tr>
<td>10-2738</td>
<td>Robert Felson, 12 Buckfield Lane, Greenwich, CT</td>
<td></td>
</tr>
<tr>
<td>10-1259</td>
<td>Neil &amp; Anne Garfinkel TR, 22 Buckfield Lane, Greenwich, CT</td>
<td></td>
</tr>
<tr>
<td>10-2147</td>
<td>Robin Hill Farm LLC, PO Box 9429, Avon, CO</td>
<td></td>
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</table>
PARCEL ID: 10-1674
PHYLLIS A ROITSCH TR
39 JOHN STREET
GREENWICH, CT 06831

PARCEL ID: 10-1515
LEE ADAMS SCULLEY
PO BOX 149
DALEVILLE, VA 24083
September 29, 2021

To Whom It May Concern:

Notice is hereby given JS Land II, LLC, owner of 35 John Street, Greenwich, Connecticut, and Greenwich Runaway LLC, owner of property at 33 John Street, Greenwich, Connecticut have submitted a Final Subdivision (Lot Line Revision) Application to revise the common lines between said properties to effectuate the transfer of two (2) acres of land area from 35 John Street to 33 John Street.

For further information, please contact the undersigned or the Planning and Zoning Commission at:

Town of Greenwich
Town Hall, 101 Field Point Road
Greenwich, Connecticut 06830
Tel. (203) 622-7753

Sincerely,

Christopher D. Bristol, Esq.
Gilbride, Tusa, Last & Spellane LLC
31 Brookside Drive
Greenwich, Connecticut 06830
Tel: (203) 542-8426
September 30, 2021

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

Re: Final Subdivision (Lot Line Revision) application for properties at 33 and 35 John Street

Dear Peter:

Attached is a true and correct deed history of the subject properties. I have attached copies of the relevant deeds and maps.

Should you have any questions, please feel free to contact me. Thank you.

Sincerely,

/S/

Christopher D. Bristol, Esq.
33 John Street, Greenwich

Chain of Title No. 1

- Warranty Deed from William O. A. Keeler and Hattie A. Keeler Scofield to Anna C. Ruxton dated July 17, 1923 and recorded July 28, 1923 in Book 201 at Page 313 (36.161 acres) (Map 896)
- Deed from Anna C. Ruxton to William V. C. Ruxton dated August 21, 1930 and recorded July 14, 1937 in Book 346 at Page 136 (36.161 acres) (Map 896)

Chain of Title No. 2

- Warranty Deed from Jutus B. Ritch to William V. C. Ruxton dated August 10, 1928 and recorded August 11, 1928 in Book 258 at Page 65 (13.654 acres) (Map 1269)

Chains of Title No. 1-2

- Deed from William V. C. Ruxton to Helen M. Cleary dated July 14, 1937 and recorded July 27, 1937 in Book 346 at Page 212 (32.066 acres) (Map 1747)
- Deed from Helen M. Cleary to Elizabeth W. Van Ingen dated July 15, 1937 and recorded July 27, 1937 in Book 346 at Page 214 (32.066 acres) (Map 1747)
- Quit Claim Deed from Elizabeth W. Van Ingen to Jessie D. Richmond dated December 11, 1940 and recorded February 13, 1941 in Book 375 at Page 164 (32.066 acres) (Map 1747)
- Warranty Deed from Jessie D. Richmond to Dorothy V. G. Schaal dated May 1, 1957 and recorded May 13, 1957 in Book 577 at Page 434 (12.21 acres)

Chain of Title No. 3

- Warranty Deed from William H. Holloway to Thomas Hackett dated October 14, 1854 and recorded October 14, 1854 in Book 29 at Page 261
- Thomas Hackett died March 4, 1908
- Margaret Hackett (heir to Thomas Hackett) to John J. Hackett and Thomas E. Hackett dated May 10, 1934 and recorded June 23, 1934 in Book 304 at Page 131
- Warranty Deed from Thomas E. Hackett and John J. Hackett to Gustave Schirmer dated April 30, 1943 and recorded May 1, 1943 in Book 387 at Page 117 (6.15 acres)
- Executors' Deed from the Estate of Gustave Schirmer, deceased to Dorothy V. G. Schaal dated August 19, 1965 and recorded August 24, 1965 in Book 727 at Page 183 (.63 acre)

(continued)
Excepting therefrom:

- Warranty Deed from Gustave Schirmer to Jessie D. Richmond dated May 17, 1943 and recorded May 17, 1943 in Book 387 at Page 127 (.50 acre)
- Warranty Deed from Gustave Schirmer to Jessie D. Richmond dated December 24, 1943 and recorded December 24, 1943 in Book 387 at Page 281 (.713 acre)

Chains of Title No. 1-3

- Warranty Deed from Dorothy Schaal Johnson (formerly known as Dorothy V. G. Schaal) to Patricia H. Cline dated December 14, 1977 and recorded December 16, 1977 in Book 1054 at Page 47 (12.739 acres)
- Warranty Deed from Patricia H. Cline to Edmund C. Grainger, Jr., Trustee dated March 26, 1979 and recorded May 4, 1979 in Book 1125 at Page 252 (12.739 acres)
- Quit Claim Deed from Edmund C. Grainger, Jr., Trustee to Belgrail Corp. dated July 31, 1980 and recorded August 7, 1980 in Book 1181 at Page 7 (12.739 acres)
- Corrective Quit Claim Deed from Edmund C. Grainger, Jr., Trustee to Belgrail Corp. dated March 21, 1986 and recorded March 21, 1986 in Book 1555 at Page 317 (12.739 acres)
- Warranty Deed from Belgrail Corp. to Deugro International, Inc. dated November 6, 1995 and recorded November 13, 1995 in Book 2721 at Page 176 (12.739 acres)
- Warranty Deed from Deugro International, Inc. to Jason M. Aryeh dated September 15, 1997 and recorded September 26, 1997 in Book 2975 at Page 138 (5.7058 acres) (Lot 1 / Map 7219)
- Warranty Deed from Jason M. Aryeh to HEW, LLC dated February 16, 1999 and recorded February 16, 1999 in Book 3226 at Page 126 (5.7058 acres) (Lot 1 / Map 7219)
- Warranty Deed from HEW, LLC to John Street Holding, LLC dated July 19, 2010 and recorded July 23, 2010 in Book 5982 at Page 118 (Lot 1 / Map 7219)

Trustees Deed from Garfinkle, Trustee to John Street Holding, LLC dated recorded in Book 7481 at Page 1 (0.33 acres of 22 Buckfield Lane combined with Lot 1 / Map 7219 approved by PLPZ 2018-00587).

* as to 35 John Street:

Warranty Deed from Deugro International to Whitehall Properties LLC dated September 26, 1997 recorded in Book 2975 at page 153 (7.0312 acres, being Lot 2 on GLR Map 7219).

Quit Claim Deed from Whitehall Properties LLC to Deugro International Inc. December 26, 1997 recorded in Book 3015 Page 317 (7.0312 acres, being Lot 2 on GLR Map 7219).

Quit Claim deed (corrective) from Deugro International Inc. to Jed Manocherian December 31, 1997 recorded in Book 3015 at Page 319 (7.0312 acres, being Lot 2 on GLR Map 7219).

Warranty Deed from Jed Manocherian to Hardaway Farm, LLC February 16, 199 recorded in Book 3226 at Page 129 (7.0312 acres, being Lot 2 on GLR Map 7219).

Warranty Deed Hardaway Farm, LLC to JS Land II, LLC June 16, 2003 recorded in Book 4286 at Page 20 129 (7.0312 acres, being Lot 2 on GLR Map 7219).
WATER LINES IN GREENWICH HAVE BEEN OMMITTED DUE TO THE INABILITY OF THE PUBLISHERS TO SECURE ACCESS TO THE OFFICIAL WATER PLANS.
BOOK 201 MISCELLANEOUS

313

The whole of said indebtedness, both principal and interest, shall become due and payable at the option of the holder, upon the sale or conveyance of the premises hereby described or any part thereof, or upon default for a period of thirty days in the payment of any installment of interest or in the payment of taxes or assessments on the principal sum of said note or the premises hereby described or in the payment of premiums on fire insurance policies affecting said premises for the protection of the holder of said note.

NOW THEREFORE, if said note shall be well and truly paid according to its tenor, and the said grantor shall also pay to said grantee, when requested, all money by it expended for insurance and taxes on the aforesaid premises, or any part thereof, then this deed shall be valid, otherwise to remain in full force and effect.

SIGNED, SEALED AND DELIVERED

in presence of:

Walter A. Anderson
O. Wentworth Fiskel

STATE OF CONNECTICUT

County of Fairfield

JULY 25TH, A. D. 1928.

Private is the signature and seal of the foregoing instrument
and acknowledged the same to be his free act and deed, before me,

Valerie E. Anderson, Notary Public.

Received for record 2nd 26th, A. D. 1928 at 10:30 A.M. and recorded by

Town Clerk.

TO ALL PERSONS WHO HAVE CLAIMS AGAINST THE SAID COALS, GREETING!

KNOW YE, THAT WE, WILLIAM O. A. Bixler, of the Town of Greenwich, County of Fairfield and State of Connecticut, and MARTIN A. Bixler, his wife, of Alameda, in the State of California, for the consideration of one ($1) Dollar and other valuable considerations, received to our full satisfaction, sold and assigned unto the said NELSON C. BURTON, all that certain tract, piece or parcel of land, with the buildings and improvements thereon, situated in said Town of Greenwich, and bounded and described as follows:

Beginning at the point formed by the intersection of the division lines between land hereby conveyed and the land of Edward B. Close with the northerly line of John Street, and running thence along land of Edward B. Close North 45° 31' East 178.8 feet, thence along land of William W. Brown North 32° 55' East 290.6 feet, North 8° 31' East 22.0 feet, North 7° 36' East 113.5 feet, North 8° 01' East 24.6 feet, North 69° 00' East 22.1 feet, North 79° 40' East 0.1 feet North 78° 29' East 107.1 feet, North 7° 36' East 98.7 feet, North 7° 36' East 58.4 feet, thence along lands of William W. Brown, Eva Edworthy, John J. Hackett and Justin J. Ritchie, South 24° 1' East 121.7 feet, South 3° 29' East 880.0 feet, South 2° 40' West 128.0 feet South 1° 28' East 92.7 feet, South 2° 55' West 223.3 feet South 2° 20' West 100.1 feet, South 2° 20' West 40.6 feet, thence along the northerly line of John Street, South 5° 35' West 196.2 feet, South 5° 44' West 385.0 feet, South 5° 57' West 693.3 feet, South 5° 54' West 41.0 feet, South 5° 15' East 321.5 feet, South 3° 9' West 92.4 feet, South 5°
BOOK 201. MISCELLANEOUS

66 West 71.4 feet to the point of beginning, and containing 38.161 acres.


Street and westerly by lands of Edward R. Clare.

Together with all right, title and interest of the Grantors in and to John Street to the center line thereof.

The above entitled tract is fully and definitely shown on a certain map entitled

"Property of Anna E. Huxton, Greenwich, Conn.", made by S. B. Minor & Company, Civil Engineers, and to be filed in the Town Clerk's Office of said Town of Greenwich simultaneously herewith.

The Grantees agree to pay the Town of Greenwich Tax on the 1st of June 1st, 1923, payable January 1st, 1924.

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

AND ALSO we the said Grantees, do for ourselves, our heirs, executors and administrators, covenant with the said Grantee, her heirs and assigns, that at and until the canceling of these presents we are well secured of the premises, as a good and lawful estate, in fee simple; and have good right to bargain and sell the same, in manner and form as is above written, and that the same is free from all incumbrances whatsoever, except as aforesaid.

AND FURTHERMORE, we the said Grantees, do by these presents bind ourselves and our heirs forever to WARRANT AND DEFEND the above granted and bargained premises to her, the said Grantee, her heirs and assigns, against all claims and demands whatsoever, except as aforesaid.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this seventh day of July A. D. 1923.

SIGNE, SEAL'D AND DELIVER'D

In Presence of

William C. Hirschberg
Thema M. Cole
J. H. Schenker
Fred R. Vanderhofen
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

as to
W.M.A.M.
H. N. S.
E. Leeser Scofield\(\)
Palmer
July 17, 1923.

Personally appeared MATTHEW KILLER SCOFIELD, one of the signers and sealers of the foregoing instrument, and acknowledged the same to be his free act and deed, before me.

(Retary Seal)

R. G. Vanderhofen, Retary Publico.

By Commission expires April 5, 1926.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

1. L. B. BAXTON Clerk of the County of Los Angeles (and ex-officio of the Superior Court of the State of California, in and for said County, as same being a court of record of the aforesaid County, bearing by law a seal) do hereby certify that R. G. Vanderhofen whose name is subscribed to the attached certificate of acknowledgment, proof or affidavit, was at the time of taking said acknowledgment, proof or affidavit, a Retary Publico in and for LOS ANGELES COUNTY duly commissioned and sworn and residing in said County, and was, as such, an officer of said
For instrument purporting to release this


Ripley, Herman

COUNTY OF SACRAMENTO

- 1 -

STATE OF CALIFORNIA

COUNTY OF SACRAMENTO

Filed for record Aug. 30, 1933 at 9:50 a.m. A.M.

Notary Public

J. R. MANGEL, County Clerk and

official clerk of the Superior Court

of the County of Sacramento, State of Cal.

This certificate is true and correct.

By C. H. Mangen, Secretary

Office of the Captain, at the time.

L. M. MANGEL, County Clerk and

official Clerk of the Superior Court

of the County of Sacramento, State of Cal.

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This certificate is true and correct.

By C. H. Mangen, Secretary

Office of the Captain, at the time.
BOOK 258 MISCELLANEOUS

of the same extended in the manner hereinafter provided.

NOW THEREFORE, in consideration of the reciprocal covenants and agreements by the
parties hereto as hereinafter set forth, and in consideration of one (1) dollar in
hand paid to each of the parties by the other, it is hereby mutually agreed as fol-
lores:

1. The party of the first part hereby agrees to extend the time for the payment
of said principal sum of $2000, secured by said note and mortgage, so that the same
shall become due and payable on September 15, 1928; and to accept interest on said
note at the rate of six per centum (6%) per annum, payable on the 15th day of June
and the 15th day of September in each year, not in advance, until said principal sum
is fully paid and satisfied as hereinafter provided; each of said agreements upon
the part of the party of the first part being dependent upon the fulfillment by
the party of the second part of the covenants, conditions and agreements hereinafter
set forth.

2. The party of the second part hereby covenants, promises and agrees to and with
the party of the first part as follows:
(a) That said note and mortgage hereinafter mentioned are in full force and effect
and, except as hereinafter modified, shall be taken and held to be in full force
and effect as though the party of the second part had been originally the party
securing the same.
(b) That the party of the second part will well and truly pay at maturity the
principal and interest of said note and mortgage as hereinafter extended and
modified.
(c) That the party of the second part will fully and faithfully comply with all the
terms and conditions of said note and mortgage, and keep and perform the covenants
and agreements therein contained, except as hereinafter modified, and in default
thereof, or in case of a failure by the party of the second part to keep and per-
form any and all of the conditions and agreements herein contained, then and in
either event, the extension of time for payment herein granted shall immediately
terminate, and said note and mortgage shall be taken and held to be immediately due
and payable.

3. It is understood and agreed that the covenants, agreements and stipulations
aforesaid are to apply to and bind the successors, heirs, personal representatives
and assigns of the respective parties hereto.

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

In the presence of:

Edwin F. Korsse
Katherine James

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

ss. Sound Beach, August 5th, 1928.

Personally appeared JULIA A. ROBERTSON and KATHLE LOMBARD, signers and sealer of
the foregoing Instrument, and acknowledged the same to be their free act and deed,
before me.

Edwin F. Korsse, Notary Public.

Received for Record Aug. 11, 1928 at 8:00 A.M. and recorded by:

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, BE THEY:

THOU YS., That I, JUSTUS B. DICK, of the Town of Greenwich, County of Fairfield and
STATE OF CONNECTICUT

For the consideration of one ($1) Dollar and other valuable considerations,
received to my full satisfaction of WILLIAM V. O. RUTTON, of said Town of Green-
wich, DO GIVE, GRANT, BARGAIN, SELL AND CONFIRM, unto the said WILLIAM V. O. RUTTON,
all that certain tract of land situated in said Town of Greenwich, in quantity 12.68 acres,
and bounded and described as follows:

Beginning at a point on the Northerly side of John Street formed by the intersection
of said side of John Street by the division line between land hereby conveyed and
land of Anna C. Ruxton, and running thence along land of Anna C. Ruxton, North 2°
50' East 448.6 feet, North 3° 10' East 100 feet, North 66° 30' East 100.1 feet and
North 2° 50' East 100.65 feet to land of John Ruxton, thence along land of said
Ruxton South 78° 25' East 73.75 feet, South 71° 21' East 153 feet, South 78° 33'
East 341.6 feet, South 68° 56' East 63 feet, South 76° 30' East 21.6 feet, South
79° 15' East 14.3 feet, South 69° 34' East 100 feet, and North 4° 02' East 49.3
feet to the easterly side of the lane known as Buckfield Lane, thence along the
easterly side of said Buckfield Lane, South 11° 32' East 110.2 feet, South 3° 31'
East 101 feet, South 1° 34' East 64.66 feet, South 6° 16' East 44.4 feet, South 3°
10' East 16.1 feet, and South 4° 06' East 94.7 feet, thence through land of the
Grantor North 72° 52' West 228.5 feet and South 7° 30' West 358.35 feet to the
Northerly side of John Street, thence along the Northerly side of John Street North
70° 37' West 969.92 feet, North 78° 02' West 41.1 feet, North 78° 36' West 60.6 feet,
North 83° 48' West 50.08 feet, North 83° 56' West 41.3 feet, North 86° 43'
West 91.58 feet, and North 87° 04' West 66.7 feet to the point or place of beginning.

Said tract of land is bounded Northerly by land of John Ruxton; Easterly by said
Buckfield Lane and by other land of the Grantor; Southerly by other land of the
Grantor and by John Street, and Wasterly by land of Anna C. Ruxton. Said tract of
land is fully and definitely shown on certain map entitled, "Property Conveyed by
Rutton & Ruxton to William V. O. Ruxton, Greenwich, Conn.," made by J. H. Minor &
Co., Civil Engineers, Greenwich, Conn., and to be filed in the office of the Town
Clerk of said Town of Greenwich simultaneously herewith.

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

Together with all the right, title and interest of the Grantor in and to so much of Buckfield Lane as lies in front of and adjoining the premises, and together
with the right of using said Buckfield Lane for all purposes of travel in so far as
the same may be necessary and convenient in passing to and from the premises, and
also to the extent of the right of the Grantor to convey the same, the right of
using said Buckfield Lane for the purpose of laying and maintaining electric light,
television poles, wires and appurtenances, and water mains.

Said premises are a portion of the premises conveyed to the Grantee by William
Stewart Todd by deed dated November 09, 1910 and recorded in the Greenwich Land
Records in Book 178 at Page 76.

Said premises are conveyed subject to the zoning laws, rules and regulations as
established in and for the town of Greenwich, and to the Town of Greenwich Acts
on the list of June 1, 1923, payable on or about January 1, 1920, which laws, when
due, is to be paid by the Grantee herein as part of the consideration hereof.

TO HAVE AND TO HOLD the above granted and bargained premises, with the privileges and appurtenances thereof unto him, the said Grantee his heirs and assigns forever.
BOOK 258 MISCELLANEOUS

TO HIS and their own proper use and behoof,
AND ALSO, I, the said Grantor do for myself, my heirs, executors and administrators, assignment with the said Grantor, his heirs and assigns, that at and until the unsealing of these presents, I am well seized of the premises, as a good indefeasible estate, in fee simple; and have good right to bargain and sell the same, in manner and form as is above written, and that the same is free from all incumbrances whatsoever except as aforesaid.

AND FURTHERMORE, I, the said Grantor do by these presents bind myself and my heirs forever to WARRANT AND DEFEND the above granted and bargained premises to him, the said Grantor, his heirs and assigns, against all claims and demands whatsoever, except as aforesaid.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10th day of August, A.D. 1921.

SIGNIA, SEALED AND DELIVERED
in Presence of

William S. Hirschberg

Edith H. Bridge

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

TOWNSHIP OF NEWTON

Personally appeared JUSTUS B. HINCH-Alger and sealer of the foregoing Instrument and acknowledged the same to be his free act and deed, before me.

William S. Hirschberg

Notary Public.

Received for Record Aug. 11, 1921 atNine A.M. and recorded by-

a

SEAL OF THE TOWN OF NEWTON

AT A SUPERIOR COURT HELD AT BRIDGEPORT, CITIZEN AND FOR THE COUNTY OF FAIRFIELD,
ON THE 2nd DAY OF JUNE, 1929.

Present: His Honor ALFRED O. BALDWIN, Judge.

THE LOBOS & BEELSTON COMPANY, a corporation organized and existing under the laws of the State of Connecticut, and located in the City and County of New Haven, in said State, PLAINTIFF

v.

THE VETERANS CONSTRUCTION COMPANY, a corporation organized and existing under the laws of the State of Connecticut, and located in the Town of Greenwich, in said County and State, THOMAS N. SCOTT, of said Town of Greenwich, FRANCIS J. SULLIVAN and JAMES TAYLOR, partners in business under the name and style of SULLIVAN & TAYLOR, of said Town of Stamford, in said County and State, THE A. S. BUCY COMPANY, INCORPORATED, and THE FAIRBANKS ELECTRIC COMPANY, Connecticut corporations organized and existing under the laws of the State of Connecticut, and located in said Town of Stamford, DEFENDANTS.

JUDGMENT

THIS ACTION, by Complainant, claiming the foreclosure of a certain mortgage, on all
BOOK 346 MISCELLANEOUS

westerly and southeasterly 144.49 feet along the arc of a circle centering to the
left on a radius of 70.5 feet to the above said southerly line.

said premises are conveyed subject to the Zoning and Town Planning laws, rules
and regulations as established in and for the Town of Greenwich and to the Town of
Greenwich Tax on the list of June 1, 1997 due and payable in 1998.

TO HAVE AND TO HOLD the above granted and bargained premises, with the privileges
and appurtenances thereto unto him the said Grantee his heirs and assigns forever

TO and their own proper use and behoof.

AND ALSO, We the said Grantors do for ourselves, our heirs, executors and adminis-
trators, covenant with the said Grantee his heirs and assigns, that at and until
the conveying of these presents, we are well seized of the premises, as a good in-
defeasible estate, in fee simple; and have good right to bargain and sell the same
in manner and form as in above written, and that the same is free from all insur-
rences whatsoever, except as aforesaid.

AND FURTHERMORE, We the said Grantors do by these presents bind myself and my
heirs forever to WARRANT and INDEMNIFY the above granted and bargained premises to
him the said Grantee his heirs and assigns, against all claims and demands what-
soever, except as aforesaid.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 14th day of

SIGNED, SEALED AND DELIVERED

IN PRESENCE OF

Dorothy O. Brady

William C. Strong

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

TOWN OF GREENWICH

as:

July 14th, A. D., 1997.

Personally appeared THOMAS P. HANSEN and MARGARET W. HANSEN signor and sealor of
the foregoing instrument and acknowledged the same to be their free act and deed.

Before me, I, the undersigned Notary Public in and for the said County of Fairfield, in the State of
Connecticut, did administer the following oath to the said THOMAS P. HANSEN and MARGARET W. HANSEN, viz.

I, THOMAS P. HANSEN, do solemnly swear that I am the person described in the instrument above,
and that the contents thereof are true and correct.

I, MARGARET W. HANSEN, do solemnly swear that I am the person described in the instrument above,
and that the contents thereof are true and correct.

William C. Strong, Notary Public

Received for Record July 14, 1997 at 4:00 P. M. and Recorded by:

RABINOH & COMPANY, LTD.

TOWN COURT OF GREENWICH

vs.

ANKA G. RUTSON


HOLDING OF ATTACHMENT.

This is to certify that the attachment of the real property of the defendant in
the above entitled action by certificate dated April 27, 1993, and recorded in
the land records of said town of Greenwich in book 303 at page 205, is hereby re-
leased and discharged.

Dated at Greenwich this 14th day of July, A. D. 1997.

RABINOH & COMPANY, LTD.,

by William L. Tierney, Esq.

its attorneys.

Received for Record July 14, 1997 at 4:00 P. M. and Recorded by:

TO all people to whom these presents shall come, GREETINGS: Know ye, that ANKA G.
RUTSON, of the Town of Greenwich, County of Fairfield, State of Connecticut, for
the consideration of Two Dollars, and other good and valuable considerations, received to her full satisfaction of WILLIAM V. C. RUSTON, of the Town of Greenwich, County of Fairfield, State of Connecticut, does release, release and forever quitclaim unto the said William V. C. Ruston, his heirs and assigns forever, all right, title, interest, claim and demand whatsoever as such, the said releasee, has or ought to have in or to

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

BEGINNING at the point formed by the intersection of the division lines between land hereby conveyed and land of Edward E. Close with the Northerly line of John Street, and running thence along land of Edward E. Close North 0 degrees 40 minutes East 1721.6 feet, thence along land of William W. Brown South 87 degrees 59 minutes East 220.8 feet, North 55 degrees 32 minutes East 72.2 feet, North 70 degrees 26 minutes East 135.5 feet, West 20 degrees 01 minutes East 18.88 feet, North 86 degrees 50 minutes East 35.2 feet, North 70 degrees 40 minutes East 129.1 feet, North 76 degrees 26 minutes East 107.1 feet, North 76 degrees 42 minutes East 29.7 feet, South 70 degrees 42 minutes East 39.4 feet, thence along lands of William M. Brown, Eva Kemworthy, John J. Hackett and Justin B. Ritch, South 0 degrees 1 minute East 120.7 feet, South 1 degree, 29 minutes West 550.0 feet, South 2 degrees, 40 minutes West 126.0 feet, South 1 degree, 22 minutes West 89.7 feet, South 0 degrees, 55 minutes West 231.3 feet, South 0 degrees, 80 minutes East 100.3 feet, South 3 degrees, 13 minutes West 100.0 feet, South 8 degrees, 20 minutes West 488.6 feet, thence along the Northerly line of John Street, South 84 degrees 35 minutes West 182.8 feet, South 65 degrees, 44 minutes West 133.0 feet, South 84 degrees 37 minutes West 147.1 feet, South 65 degrees 36 minutes West 41.0 feet, South 65 degrees 19 minutes West 121.6 feet, South 65 degrees 8 minutes West 95.8 feet, South 61 degrees 06 minutes West 71.4 feet to the point of Beginning, and containing 36.161 acres.


TOGETHER with all right, title and interest of the Granter in and to John Street to the center line thereof.

ALSO ALL that certain tract of land, situated in said Town of Greenwich, in quantity 0.370 acres, and bounded and described as follows:

BEGINNING at a point on the division line between land of Edward E. Close and land of the Granter, which point is distant from John Street 042.9 feet on a course bearing from John Street North 0 degrees 45 minutes East and running thence through land of Edward E. Close, North 88 degrees 14 minutes West 62 feet, North 9 degrees, 46 minutes East 367.0 feet and South 88 degrees 8 minutes East 60 feet to the present division line between land of Edward E. Close and land of the Granter, thence along said division line South 0 degrees, 46 minutes East 366.6 feet to the point and place of Beginning.

Said tract of land is bounded Northerly, Wasterly and Southerly by other land of Edward E. Close and Easterly by land of the Granter.

SEIZIO a portion of this premises conveyed to Edward E. Close by William O. A. Keeler, et al. by Warranty Deed dated October 31, 1921, and recorded in the Greenwich Land Records in Book 100 at page 488.

ALSO A tract of land of 0.370 acres conveyed by William O. A. Keeler, of Greenwich.
BOOK 346 MISCELLANEOUS

Wish, and Hattie A. Keeler, being husband and wife, to the Granter herein by deed dated October 18, 1923, and recorded on February 9, 1924, in the Greenwich Land Records in Book B20 at page 190.

ALSO All that certain tract, piece or parcel of land, situate in said Town of Greenwich at Round Hill, so called, bounded and described as follows:

BEGINNING at a point formed by the intersection of the division line between land of the Granter and land of E. G. Close with the southerly side of the premises hereby conveyed and running thence North 59 degrees 41 minutes West 189.6 feet along land of said Close, and thence continuing along land of said Close the following courses and distances: North 0 degrees 48 minutes East 61.4 feet, North 2 degrees 24 minutes West 106.6 feet, North 50 degrees 10 minutes West 245.1 feet, North 56 degrees 55 minutes West 50 feet, North 01 degrees 46 minutes West 70.9 feet, North 1 degrees 49 minutes West 79.7 feet, North 14 degrees 31 minutes West 50.5 feet, North 2 degrees, 41 minutes east 53.6 feet, North 18 degrees 07 minutes West 65.8 feet, North 40 degrees 41 minutes East 43.9 feet, North 56 degrees 12 minutes East 115.7 feet, North 59 degrees 20 minutes East 29.5 feet, North 45 degrees 19 minutes East 129.2 feet, North 17 degrees 52 minutes East 64.5 feet, North 50 degrees 18 minutes East 65.1 feet, North 50 degrees 20 minutes East 54.6 feet, and thence North 14 degrees 90 minutes East 16.8 feet to other land of Mary Amanda Knapp, widow of Charles Knapp, William W. Brown and Clara L. Pinney, wife of B. F. Pinney, and thence along other land of said Mary Amanda Knapp, widow of Charles Knapp, William W. Brown and Clara L. Pinney, wife of B. F. Pinney, the following courses and distances: South 07 degrees, 25 minutes West 30.8 feet, North 52 degrees 11 minutes East 69.5 feet, South 53 degrees 20 minutes East 52.6 feet and North 68 degrees 21 minutes East 65.4 feet, South 20 degrees 15 minutes East 530.4 feet, South 60 degrees 20 minutes East 90.4 feet, South 05 degrees 0 minutes East 68.0 feet, South 14 degrees 19 minutes West 28.7 feet, South 5 degrees 5 minutes West 16.1 feet, South 0 degree 16 minutes West 206.1 feet, North 77 degrees 40 minutes East 614.2 feet, South 0 degrees 7 minutes West 1304.0 feet to the land of the Granter, and thence along land of the Granter North 70 degrees 13 minutes West 35.4 feet, South 76 degrees 43 minutes West 99.7 feet, South 70 degrees 55 minutes West 107.1 feet, South 79 degrees 40 minutes West 220.1 feet, South 86 degrees 50 minutes West 22.3 feet, South 20 degrees 1 minute West 15.6 feet, South 70 degrees 30 minutes West 153.3 feet, South 05 degrees 31 minutes West 75.2 feet and South 07 degrees 50 minutes West 212.0 feet to the point or place of beginning and containing in area 18.8 acres.


EXCEPTING, however, thence from the tract of land conveyed by the Granter to Edward G. Close by deed dated October 31, 1923, and recorded in said land records on November 1, 1923, in Book B20 at page 6.

SUBJECT to a first mortgage now reduced to Thirty thousand ($30,000.00) dollars, covenants and agreements of record and survey exceptions.

IT BEING INTENDED hereby to convey to the party of the second part the property, with buildings and improvements thereon, situate at Round Hill, Town of Greenwich, County of Fairfield, State of Connecticut, and being all of the real estate in the Town of Greenwich now owned by the party hereto of the first part.

TO HAVE AND TO HOLD the said premises, with the appurtenances thereof, unto the
BOOK 346 MISCELLANEOUS

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 31st day of August, A.D. 1900.

Signed, sealed and delivered
in the presence of

Eugene B. Lester
Anna C. Ruston, (L.S.)
East Hampton, N. Y.
John G. Johnson

STATE OF NEW YORK
COUNTY OF SUFFOLK

Personally appeared Anna C. Ruston, signer and Sealer of the foregoing instrument, and acknowledged the same to be her free act and deed, before me.

(Notary seal)

Eugene B. Lester, Notary Public

STATE OF NEW YORK
COUNTY OF SUFFOLK

I, Warren F. Greenhalgh, Clerk of the County of Suffolk, and also Clerk of the Supreme Court of said County, the same being a Court of Record, DO HEREBY CERTIFY that Eugene B. Lester above named is subscribes to the deposition or certificate of the proof or acknowledgment of the annexed instrument and thereon written was at the time of taking such deposition or proof or acknowledgment a NOTARY PUBLIC in and for such County, duly commissioned and sworn, and authorized by the laws of said State to take depositions and to administer oaths to be used in any Court of said State and for general purposes; and also to take acknowledgments and proofs of deeds of conveyances for land, tenements or hereditaments in said State of New York. And further that I am well acquainted with the handwriting of such NOTARY PUBLIC and verify believe that the signature of said deposition or certificate of proof or acknowledgment is genuine.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of the said Court and County the 31st day of Aug. 1900

(Sign)

Warren F. Greenhalgh, Clerk.

Received for Record July 31, 1907 at 6:25 P.M. and Recorded by:-

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

KNOW YE, that the ADAMS STEAM CORPORA TION, a corporation organized and existing under the laws of the state of Connecticut and located and doing business in the town of Greenwich in the county of Fairfield in said state, acting herein by WILLIAM V. C. RUSTON, its president, hereby duly authorized, for the consideration of one dollar and other value, received to its full satisfaction of WILLIAM V. C. RUSTON, of said Greenwich, does give, grant, bargain, sell and confirm unto the said WILLIAM V. C. RUSTON,

All that certain tract of land, with the buildings thereon, situated in said Greenwich, in quantity thirteen and 654/1000 (13.654) acres, bounded and described as follows:

Beginning at a point on the northernly side of John Street formed by the intersection of said side of John Street by the division line between the land hereby conveyed and land of Anna C. Ruston; thence running in a direct line parallel to said John Street for 150 feet; thence running north 3° 20' east four hundred fifty-eight and 6/10 (458.6) feet, north 3°
BOOK 346 MISCELLANEOUS

Resolvd for Record July 27, 1937 at 9:00 A. M. and Recorded by-

FRANCIS S. PAGE

vs.

ROBIN J. HANGLE, THE HALLA HAVEN LAND
COMPANY, FRANK WHEELER, HEWARD P. CLARK,
ERNEST W. WOOD, RICHARD FITZGERALD, PHILIP
L. SPALLINO, ROGER H. WILLIAMS, LYNN
CARTER, GEORGE WISDOM and CHARLES P.
HAZELWOOD, doing business under the
firm name and style of Estebrook & Co.

18TH TUESDAY NOVEMBER, 1937.

SUPERIOR COURT

FAIRFIELD COUNTY

July 16, 1937

CERTIFICATE OF FORECLOSURE.

TO ALL TO WHOM IT MAY CONCERN:

This certifies that a mortgage given by John J. Hangle to the Western Connecticut
Title and Mortgage Company, dated September 14, 1929, and recorded in the land
records of the town of Greenwich in said Fairfield County in book B70 at page
389, and assigned to the plaintiffs by deed dated May 10, 1930, and recorded in
said records in book B70 at page 512, was foreclosed upon the complaint of said
Francis S. Page against said John J. Hangle, the Halle Haven Land Company, Frank
Wheeler, Heward P. Clark, Ernest W. Wood, Richard Fitzgerald, Philip L. Spalding, Roger
H. Williams, Lynn Carter, George Wisdom and Charles P. Hazelwood, in the Superior
Court held at Bridgeport in and for said Fairfield County on the 13th day of June
1937. The premises foreclosed are described as follows, viz:

All that certain tract, piece or parcel of land, with the buildings and improvements
thereon, situated in said town of Greenwich; being all of lot number 66 on
a map entitled "Map of Hall Haven in the Town of Greenwich, Fairfield County,
Connecticut," made by D. S. Olmstead, Civil Engineer, and on file in the office
of the Town Clerk of said Greenwich, with the exception of a strip of land on the
westerly side of said lot number 66 and adjoining lot number 65 on said map of a
uniform width of two feet; and running the entire length of said lot number 66;

Said lot is bounded northerly by land of Nancy M. E. Day; easterly by lot number
78 on said map, southerly by Field Point Drive, as called; and westerly by land
of Wilbur S. Wright and John A. Voss, containing 2 acres, more or less.

Being the same premises conveyed to the said John J. Hangle by two certain deeds,
the first from Lee Carnley Day, Administrator of the Estate of Emily Ream Day,
by Administrator's Deed dated November 15, 1927, and recorded in the Greenwich
Land Records in Book 246 at page 217, and the second from George Barnes Day and
Ennis Sutton Day by Warranty Deed dated November 15, 1927 and recorded in said
Land Records in Book 246 at page 472 and subject to the restrictive covenants,
exceptions and provisions therein set forth or referred.

The time limited for redemption in said judgment of foreclosure has passed
and the title to said premises becomes absolute in said Francis S. Page on the 13th
day of July, A. D. 1937.

Dated at Stamford, Connecticut, this 14th day of July, A. D. 1937.

FRANCIS S. PAGE,

By Durry, Pieper & Conley
His Attorney.

Received for Record July 27, 1937 at 9:00 A. M. and Recorded by-

TOWN CLERK.

THIS EXECUTIVE, on the 14th day of July, nineteen hundred and thirty seven.
between MILLER V. G. HINTON, of the town of Greenwich in the county of Fairfield and state of Connecticut, party of the first part, and HELEN W. OBERTH, of the city of New York in the county of Bronx and state of New York, party of the second part:

WITNESSES, that the party of the first part, in consideration of one dollar and other values, paid by the party of the second part, does hereby grant and release unto the party of the second part, her heirs and assigns forever, all that certain tract of land, with the buildings thereon, situated in said Greenwich, in quantity thirty two and 65/100 (32.65) acres more or less, bounded and described as follows:

Beginning at a point formed by the intersection of the westerly line of land of Justus E. Ritch with the northerly line of John Street, and running thence along the northerly line of John Street the following courses and distances: north 70° 27' west one hundred eighty nine and 25/100 (189.25) feet, north 70° 27' west forty one and 7/10 (41.7) feet, north 78° 53' west one hundred fifty and 6/10 (150.6) feet, north 80° 58' west fifty and 8/10 (50.08) feet, north 82° 56' west forty one and 9/10 (41.9) feet, north 84° 43' west fifty one and 8/10 (51.8) feet, north 87° 09' west eighty six and 7/10 (86.7) feet, south 64° 50' west one hundred ninety two and 4/10 (192.4) feet and south 65° 44' west one hundred eighty three (183) feet to land of Richard O. Croft, thence along land of Richard O. Croft the following courses and distances: north 8° 24' east four hundred forty three and 65/100 (443.65) feet, north 8° 24' east four hundred eighty two (482) feet, south 87° 04' west one hundred thirty three and 4/10 (33.4) feet, north 8° 30' west four hundred three and 85/100 (405.85) feet, south 80° 10' west thirty five and 4/10 (35.4) feet, north 7° 22' west ninety and 4/10 (90.4) feet and north 7° 43' 50' west two hundred seventy and 4/10 (270.4) feet to land of the party of the first part, thence along land of the party of the first part the following courses and distances: north 70° 59' east one hundred fifteen and 7/10 (115.7) feet, north 20° 01' east six and 65/100 (18.65) feet, north 68° 50' east thirty two and 8/10 (32.8) feet, north 76° 40' east two hundred twenty nine and 1/10 (229.1) feet, north 76° 42' east ninety nine and 7/10 (99.7) feet and south 76° 22' east thirty eight and 4/10 (238.4) feet to land of the estate of W. Stanley Pinney, deceased, thence along land of the estate of W. Stanley Pinney, deceased, land of Thomas P. Barnum and Margaret W. Barnum and land of John J. Rackett et al, south 0° 1' east one hundred twenty and 7/10 (120.7) feet, south 2° 30' west fifty hundred fifty (550) feet, south 9° 40' west one hundred twenty six (126) feet, south 1° 22' west ninety two and 7/10 (92.7) feet and south 9° 55' west one hundred twenty one and 85/100 (121.85) feet and thence continuing along land of John J. Rackett south 79° 29' east seventy three and 78/100 (73.78) feet, south 71° 31' east one hundred thirty three (133) feet, south 79° 33' east three hundred forty one and 4/10 (341.4) feet, south 68° 58' east ninety six (96) feet, south 74° 60' east twenty one and 8/10 (21.8) feet, south 79° 23' east fourteen and 3/10 (14.3) feet, south 66° 34' east one hundred ninety (190) feet and north 84° 22' east forty eight and 5/10 (48.5) feet to the westerly line of Buckfield Lane, thence along the westerly line of Buckfield Lane south 11° 28' east one hundred sixteen and 4/10 (116.4) feet, south 3° 28' east one hundred one (101) feet, south 1° 34' east sixty four and 65/100 (64.65) feet, south 0° 38' west forty four and 4/10 (44.4) feet, south 2° 10' west sixteen and 1/10 (16.1) feet and south 4° 25' west ninety four, and 7/10 (94.7) feet to land of Justus E. Ritch, thence along land of.
Justice O. Ritch north 72° 61' west two hundred twelve and 9/10 (215.8) feet and
south 99° 20' west three hundred fifty eight and 20/100 (528.28) feet to the north-
ero line of John Street at the point or place of beginning, said tract being
bounded northerly by land of the party of the first part, then westerly by land
of the estate of W. Stanley Pinney, deceased, land of Thomas F. Hansen and Mar-
garet W. Hansen and land of John J. Hackett at al, then northerly by land of
John J. Hackett at al., then westerly by Bunnell Lane, then southerly and then
westerly by land of Justice O. Ritch, then southerly by John Street, then wester-
ly, then southerly, then again westerly, then again southerly and then again
westerly all by land of Richard G. C outf, and being the same premises laid out
and delineated on a certain map entitled, "Property of Elizabeth W. Van Engen,
Greenwich, Conn," to be filed in the office of the town clerk of said Greenwich
simultaneously herewith.
Together with the appurtenances and all the estate and rights of the party of
the first part in and to said premises:
Said premises are conveyed subject to the zoning and town planning com-
misions as established in and for the town of Greenwich, and to the taxes of
the town of Greenwich levied or to be levied on the list of June 1, 1927.
The party of the first part reserves to himself, his heirs, executors, admin-
istrators and assigns, an easement of way for all lawful purposes over and across
a strip of land fifty (50) feet in width extending across the northeasterly cor-
er of the premises above described from the other land of the party of the
first part bounding said premises on the north to the northeasterly corner of
land of Thomas F. Hansen and Margaret W. Hansen, said easement of way to be ap-
portment to the remaining land of the party of the first part lying to the north
of said premises above described and each and every part thereof.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second
part, her heirs and assigns forever. And the party of the first part covenants
that he has not done or suffered anything whereby the said premises have been
incumbered in any way whatever, except as aforesaid.

IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and
seal the day and year first above written.

In Presence of:

George D. Knox

William V. C. Panton (Seal)

Ernest N. Loebren

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

Seal, Greenwich

July 14, A.D., 1927.

Personally appeared WILLIAM V. C. PANTON, signer and seller of the foregoing
Instrument, and acknowledged the same to be his free act and deed, before me,
Ernest N. Loebren, Notary Public

Received for Record July 27, 1927 at 12:31 P. M. and Recorded by

Town Clerk

THIS EXECUTIVE, made the 16th day of July 1927, between EILEEN M. CLEWAN, of
the County of Bureau, City and State of New York, party of the first part, and
ELIZABETH W. VAN ENGEL, of the City, County and State of New York, party of the
second part.

WITNESSES, that the party of the first part, in consideration of One Dollar
($1.00) and other value, paid by the party of the second part, does hereby grant
and release unto the party of the second part, her heirs and assigns forever,
BOOK 348 MISCELLANEOUS

All that estate of land, with the buildings thereon, situated in the town of Greenwich, County of Fairfield and State of Connecticut, in quantity thirty-two and 66/100 (32.66) acres more or less, bounded and described as follows:

Begun at a point formed by the intersection of the westerly line of land of Justin B. Ritchie with the northerly line of John Street, and running thence along the northerly line of John Street the following courses and distances: North 70 degrees 37 minutes west two hundred eighty-nine and 10/100 (289.10) feet, north 70 degrees 37 minutes west forty-one and 7/10 (41.7) feet, north 70 degrees 37 minutes west one hundred fifty and 6/10 (150.6) feet, north 80 degrees 58 minutes west fifty and 6/10 (60.6) feet, north 82 degrees 56 minutes west forty-one and 3/10 (61.3) feet, north 83 degrees 45 minutes west fifty-one and 68/100 (51.68) feet, north 87 degrees 00 minutes west eighty-six and 7/10 (86.7) feet, south 84 degrees 35 minutes west one hundred ninety-two and 2/10 (192.2) feet and south 83 degrees 44 minutes west one hundred eighty-three (183) feet to land of Richard C. Croft, thence along land of Richard C. Croft the following courses and distances: North 2 degrees 24 minutes east four hundred forty-three and 56/100 (443.56) feet, north 2 degrees 24 minutes east four hundred eighty-two (482) feet, north 88 degrees 04 minutes west one hundred thirty-three and 4/10 (133.4) feet, north 82 degrees 56 minutes west four hundred three (403) feet, south 88 degrees 10 minutes west thirty-five and 6/10 (35.6) feet, north 4 degrees 58 minutes west ninety and 6/10 (90.6) feet and north 6 degrees 43 minutes 30 seconds west two hundred seventy and 4/10 (270.4) feet to land of William V. C. Nuten, thence along land of William V. C. Nuten the following courses and distances: north 70 degrees 35 minutes east one hundred fifteen and 7/10 (115.7) feet, north 56 degrees 01 minute east nineteen and 10/100 (19.1) feet, north 86 degrees 10 minutes east thirty-two and 2/10 (32.2) feet, north 70 degrees 40 minutes east two hundred twenty-nine and 1/10 (229.1) feet, north 70 degrees 56 minutes east one hundred seven and 11/10 (107.11) feet, north 70 degrees 42 minutes east ninety-nine and 7/10 (99.7) feet and south 70 degrees 42 minutes east thirty-eight and 4/10 (38.4) feet to land of the estate of W. Stanley Flinn, deceased, thence along land of the estate of W. Stanley Flinn, deceased, land of Thomas F. Hansen and Margaret W. Hansen and land of John J. Hackett et al, south 0 degrees 1 minute east one hundred twenty and 7/10 (120.7) feet, south 1 degree 00 minutes west five hundred fifty (550) feet, south 2 degrees 40 minutes west one hundred twenty-six (126) feet, south 1 degree 22 minutes west ninety-two and 7/10 (92.7) feet and south 2 degrees 40 minutes west one hundred twenty-one and 65/100 (121.65) feet and thence continuing along land of John J. Hackett et al, south 72 degrees 29 minutes east seventy-three and 7/10 (73.7) feet, south 71 degrees 41 minutes east one hundred thirty-three (133) feet, south 70 degrees 35 minutes east three hundred forty-one and 4/10 (341.4) feet, south 80 degrees 58 minutes east eighty-six (86) feet, south 74 degrees 50 minutes east one hundred twenty-one and 8/10 (21.8) feet, south 70 degrees 15 minutes east fourteen and 5/10 (14.5) feet, south 80 degrees 34 minutes east one hundred ninety (190) feet and north 84 degrees 22 minutes east forty-eight and 3/10 (48.3) feet to the westerly line of Bushfield Lane, thence along the westerly line of Bushfield Lane south 11 degrees 32 minutes east one hundred sixteen and 2/10 (116.2) feet, south 2 degrees 00 minutes east one hundred one (101) feet, south 1 degree 34 minutes west sixty-four and 53/100 (64.53) feet, south 6 degrees 18 minutes west forty-four and 4/10 (44.4) feet, south 2 degrees 10 minutes west sixteen and 2/10 (16.2) feet and south 4 degrees 25 minutes west
ninety-four and 7/10 (94.7) feet to land of Justus B. Hitch, thence along land
of Justus B. Hitch north 72 degrees 31 minutes west two hundred twelve and 8/10
(212.8) feet and south 7 degrees 20 minutes west three hundred fifty-eight and
58/100 (58.58) feet to the northerly line of John Street at the point or place
of beginning; said tract being bounded northerly by land of William V. C. Ruston,
then easterly by land of the estate of H. Stanley Pinney, deceased, land of
Thomas F. Hohens and Margaret M. Hanson and land of John J. Hackett et als., then
northerly by land of John J. Hackett et als., then easterly by Buckfield Lane,
then easterly and then easterly by land of Justus B. Hitch, then southerly by
John Street, then westerly, then southerly, then again westerly, then again southerly
and then again westerly all by land of Richard G. Goff, and being the same
premises laid out and delineated on a certain map entitled "Property of Elizabeth
W. Van Ingen, Greenwich, Conn." to be filed in the office of the Town Clerk of
said Greenwich simultaneously herewith.

TOGETHER with the appurtenances and all the estate and rights of the party of the
first part in and to said premises.

SAID PREMISES ARE CONVEYED SUBJECT TO
1. The zoning and town planning commission regulations as established in and for
the town of Greenwich.
2. A certain assignment reserved to William V. C. Ruston in a deed made by the
said Ruston to Helen M. Cleary dated July 14, 1907 and delivered immediately
prior hereto.
3. A certain mortgage made by the party of the first part to the said William
V. C. Ruston in the principal sum of $50,000.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part
her heirs and assigns forever.

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

IN WITNESS WHEREOF, the party of the first part has hereunto set her hand and
seal the day and year first above written.

In the Presence of:

John J. Mautheus

Helen M. Cleary (Seal)

Ernest M. Leffren

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD
as Greenwich
July 16, 1907.

Personally appeared HELEN M. CLEARY, signer and sealer of the foregoing instru-
ment, and acknowledged the same to be her free act and deed, before me,

Ernest M. Leffren, Notary Public.

The consideration for this conveyance being nominal, no federal documentary stamps
are affixed.

Greenwich, Conn.

July 16, 1907.

Morris & McVeigh.

Received for Record July 27, 1907 at 12:43 P. M. and Recorded by-

\[Signature\]

Town Clerk.

CERTIFICATE OF TITLE ABSOLUTE

TO WHICH IT MAY CONCERN: This certificate that a tax lien in favor of THE TOWN OF
GREENWICH, a territorial corporation located in the County of Fairfield and
State of Connecticut, against HARRY GROSSO, of Stamford, Connecticut, bearing date
of December 30th, 1933, is recorded in Greenwich Land Records in Book 507

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BOOK 375 MISCELLANEOUS

J. HURST P. LYNCH, Clerk of said Court, hereby certify that the within and foregoing is a true copy of the original JUDGMENT in said cause, as on file and of record appears.

In witness whereof, I have hereunto set my hand and the Seal of said Court at Bridgeport, in said County, this 29th day of December, 1899.

Henry P. Lynch, Clerk.

By James J. O'Connell, Assistant Clerk.

Received for Record Feb. 13, 1941 at 9:00 A.M. and Exposed by:

Town Clerk.

[Signature]

[Stamp]

KNOW ALL MEN BY THESE PRESENTS:

That I, ELLIOTT W. VANDERSEE, of the City, County and State of New York, for the consideration of One Dollar and other valuable considerations received to my full satisfaction of JESSE D. RICHMOND of the Town of Darien, County of Fairfield and State of Connecticut, do by these presents, release, relinquish and forever quitclaim unto the said JESSE D. RICHMOND and unto her heirs and assigns forever, all right, title, interest, claim and demand whatsoever I, the said ELLIOTT W. VANDERSEE, have or ought to have in or of all that certain tract of land, with the buildings thereon, situated in said Town of Greenwich, County of Fairfield and State of Connecticut, in quantity thirty two and 66/1000 (32.66) acre, more or less, bounded and described as follows:

Beginning at a point formed by the intersection of the westerly line of land of Austin W. Gilch with the northerly line of John Street, and running thence along the northerly line of John Street the following courses and distances: North 70° 37' 47" East 289.65 feet, North 73° 27' 41.7 feet, North 73° 58' West 156.4 feet, North 80° 58' East 58.06 feet, North 60° 60' East 41.5 feet, North 85° 43' West 51.25 feet, North 87° 09' West 56.7 feet, South 84° 35' East 103.0 feet and South 83° 45' West 143 feet to land of Richard G. Craft, thence along land of Richard G. Craft the following courses and distances: North 0° 24' East 442.65 feet, North 8° 30' East 480 feet, South 86° 04' East 133.4 feet, North 2° 59' West 453.65 feet, South 89° 10' West 55.4 feet, North 4° 36' West 90.6 feet and North 5° 45' 30" West 270.4 feet to land of William V. C. Huntten, thence along land of said William V. C. Huntten, the following courses and distances: North 70° 35' East 115.7 feet, North 80° 01' East 30.65 feet, North 86° 50' East 32.8 feet, North 70° 40' East 229.1 feet, North 70° 53' East 107.1 feet, South 76° 42' East 90.7 feet and South 79° 52' East 30.4 feet to land of the estate of W. Stanley Finney, deceased, thence along land of the estate of W. Stanley Finney, deceased, land of Thomas P. Hansen and Margaret A. Hansen and land of John J. Heckett et al. South 0° 1' East 120.7 feet, South 1° 29' East 550 feet, South 2° 40' East 385 feet, South 1° 25' East 65.7 feet and South 2° 55' West 122.65 feet and thence continuing along land of John J. Heckett et al. South 76° 09' East 72.70 feet, South 71° 31' East 133 feet, South 72° 33' East 341.4 feet, South 68° 56' East 92 feet, South 76° 50' East 21.6 feet, South 70° 15' East 14.3 feet, South 80° 54' East 190 feet and North 86° 22' East 40.3 feet to the westerly line of Buckfield Lane, thence along the westerly line of Buckfield Lane South 11° 39' East 216.2 feet, South 3° 05' East 101 feet, South 1° 34' West 91.8 feet, South 0° 13' East 44.4 feet, South 2° 10' East 18.2 feet, and South 4° 25' East 94.7 feet to land of Justice D. Rich, thence along land of Justice D. Rich, North 78° 01' East 212.5 feet and South 7° 50' East 55.3 feet to the northerly line of John Street at the point or place of beginning; said tract being bounded northerly by land of William V. C. Huntten, then easterly by
BOOK 375 MISCELLANEOUS

Land of the estate of W. Stanley Finney, deceased, land of Thomas F. Hansen and Margaret W. Hansen and land of John J. Hackett et al., then northerly by land of John J. Hackett et al., then westerly by Dackield Land, then southerly and then easterly by land of Justus D. Eitel, then southerly by John Street, then westerly, then southerly, then again westerly, then again southerly and then again westerly all by land of Richard G. Croft, and being the same premises laid out and delineated on a certain map entitled "Property of Elizabeth W. Van Ingen, Greenwich, Conn." on file in the office of the Town Clerk of said Greenwich, being the same premises conveyed to Helen M. Cleary by the said William V. C., Buxton, by a deed dated July 14, 1937, and recorded in the Land Records of said Greenwich, and subject to the right of way reserved in said deed.

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

In Witness Whereof, I have hereunto set my hand and seal this 11th day of December, 1940.

Signed, sealed and delivered

In presence of

John M. Murray

ELIZABETH W. VAN INGEN

(Handwritten)

STATE OF NEW YORK

In re New York December 11, 1940.

COUNTY OF NEW YORK

Personally appeared ELIZABETH W. VAN INGEN, signer and sealer of the foregoing instrument, and acknowledged the same to be her free act and deed, before me.

NOTARY PUBLIC

[Signature]

[Stamp]

STATE OF NEW YORK

In re: NO. 81996

COUNTY OF NEW YORK

I, AUGUSTAL N. WATSON, County Clerk and Clerk of the Supreme Court, New York County, the same being a Court of Record having by law a seal, DO HEREBY CERTIFY that MARY J. STEINMETZ whose name is subscribed to the annexed deposition, certificate of acknowledgment or proof, was at the time of taking the same a NOTARY PUBLIC acting in and for said County, duly commissioned and sworn, and qualified to act as such; that he has filed in the Clerk's office of the County of New York a certified copy of his appointment and qualification as a Notary Public for the County of Queens with his autograph signature; that as such Notary Public he was duly authorized by the laws of the State of New York to protest notes, to take and certify depositions, to administer oaths and affirmations, to take affidavits and certify the acknowledgment or proof of deeds and other written instruments for lands, tenements and hereditaments, to be read in evidence or recorded in this State. And further, that I am well acquainted with the handwriting of said Notary Public, or have compared the signature of such officer with his autograph signature filed in my office, and believe that the signature to the said annexed instrument is genuine.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the said Court and County, this 11 day of Dec., 1940.

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BOOK 375 MISCELLANEOUS

Archibald R. Waterman, County Clerk and Clerk
of the Supreme Court, New York County.

Received for Record Feb. 13, 1961 at 11:12 A.M. and recorded by:

Town Clerk

CERTIFICATE AS TO REAL ESTATE

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

ISS. PRIVATE DISTRICT OF GREENWICH

THIS IS TO CERTIFY THAT Giuseppe Pedalino of the town of Greenwich, in said Dis-

tric, died on the 13th day of August, 1900 at said Greenwich that said deceased

was the owner of certain real estate located in the said Town of Greenwich,

and that said deceased left no will.


Certified by

Nero P. Olmstead, — Administrator.

Received for Record Feb. 13, 1961 at 10:40 A.M. and recorded by:

Town Clerk

TO ALL WHOM IT MAY CONCERN:

KNOW YE, That VERA P. WATTIS, of the Town of Greenwich, County of Fairfield and

State of Connecticut, both individually and as Administratrix of the Estate of

Sterling B. Watts, late of said Town of Greenwich, deceased, does hereby certify

that in accordance with a certain contract between her and said Vera P. Watts,

both individually and as Administratrix as aforesaid, and HELEN LAMBERT LANG,

owner, and JOHN T. LANG, contractor and agent for the said Helen Lambert Lang,

has furnished materials and rendered services in the construction of a certain

dwelling house owned by said Helen Lambert Lang and/or Harold E. Cable, Trustee,

and now in the name of Harold E. Cable, Trustee, and situated in the Town of

Greenwich on a lot of land belonging to said Helen Lambert Lang and/or Harold

E. Cable, Trustees, now in the name of Harold E. Cable, Trustees, and more particu-

larly described as follows:

"All that certain piece, parcel or tract of land, situated in the said Town of

Greenwich and bounded and described as follows:

"North 100 feet, more or less, by land of William Dyer Head; East 100 feet, more

or less, by deed of said Head; South 100 feet, more or less, in part by land of

the Estate of Clara Buchanan McElinias, late of said Greenwich, deceased, and in

part by the waters of South Little Cove, so-called; and West by waters of Green-

wich Cove, so-called; the northerly and southerly boundary lines of said premises

being parallel. Together with all easements and riparian rights of the above

herein in and to the land lying below the high water mark of said South Little

Cove, and said Greenwich Cove wherever the same adjoins the above described

premises."

Being the same premises conveyed to Helen Lambert Lang by Robert E. McCarthy

by warranty deed dated October 31, 1960 and recorded in the Greenwich Land Records

in Book 372 at Page 130; and the same premises conveyed to Harold E. Cable, as

Trustee, by Helen Lambert Lang by warranty deed dated January 13, 1961 and re-

corded in the Greenwich Land Records in Book 366 at Page 190. That the value

of the materials and services so furnished and rendered amounts to the sum of

Eighty ($80.00) Dollars as nearly as the same can be ascertained, and that said

sum, with interest from the 9th day of January, 1961, is now justly due from

said Helen Lambert Lang to her said Vera P. Watts, individually and as A-

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BOOK 38T WARRANTEE DEED.

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

KNOW YE THAT I, GEORGE SHIRWIN, of the Town of Greenwich, County of Fairfield, and State of Connecticut

For the consideration of One Dollar ($1) and other valuable considerations received to my full satisfaction of JESSE B. RICHARD of said Town of Greenwich,

r.

Be you, grant, bargain, sell and convey unto the said JESSE B. RICHARD,

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 a point in the division line between land of the Grantor herein and land of the Grantee herein, said point is located 165.0 feet westerly from the point formed by the intersection of the division line between land of the Grantee herein and land of the Grantor herein with the westerly line of Backfield Lot 1 measured along said division line between land of the Grantee herein and land of the Grantor herein 70° 33' W, 165.0 feet, North 71° 23' W, North 72° 09' W, West 72° 09' W, North 35° 43' East 45.0 feet to the point of beginning and containing 0.60 acres.

The above described tract of land is triangular in shape and is bounded northeasterly by other land of the Grantor herein, southerly and westerly by land of the Grantee herein.

Said a small portion of the premises conveyed to the Grantee herein by Thomas H. and John J. Hackett by warranty deed dated April 30, 1945 and recorded on May 1, 1945 in the Greenwich Land Records in Book 38T at Page 117.

Said premises are conveyed subject to the Easement and Planning laws, Rules and regulations as established in and for the Town of Greenwich.

We know and do bind the above granted and bargained premises, with the appurtenances thereof and hereto annexed, to the said grantee her and assigns for ever and her and their own proper use and behoof. And also we, the said grantee, do hereby set forth herein, covenant and agree that the said premises, her heirs and assigns, shall not in the said premises, her heirs and assigns, against all claims and demands whatsoever.

And Furthermore, we, the said grantee, do hereby grant to the said grantee, her heirs and assigns, for ever and her heirs and assigns, against all claims and demands whatsoever.

We, WALTER ZIEGLER, I, have hereunto set my hand and seal this 17th day of May in the year of our Lord nineteen hundred and forty-five.

[Signature]

VIOLET D. YOUNG

GUSTAVO ZEIGLER

Lloyd J. Vail

STATE OF CONNECTICUT.

COUNTY OF FAIRFIELD.

May 17, A.D., 1945.

Personally appeared, GUSTAVO ZEIGLER, Signer and Sealer

of the foregoing instrument, and acknowledged the same to be free and clear before me.

Notary Public.

Lloyd J. Vail, Henry Vail.

May 17, 1945.

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BOOK 387 Warrantee Deed.

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

KNOW YE THAT I, CUSTAYE SCHMIDER, of the Town of Greenwich, County of Fairfield, State of Connecticut,

For the consideration of One Dollar and other valuable considerations,

received at my full satisfaction of JESSIE D. RICHARD, wife of Harry Richmond, of said Town of Greenwich,

as good, great bargain, sell and convey unto the said JESSIE D. RICHARD,

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

Beginning at the southeast corner of the tract of land herein described at a point in the division line between land of the Grantor and land of the Grantee, said point being located South 1° 22' West 91.9 feet from the point formed by the intersection of the division line between land formerly of Thomas F. and Margaret S. Hansen, now of the Grantor, and land of the Grantee, and running thence through 180° 35' 168.6' to the Grantor, North 22° 33' 277.7 feet, thence southwesterly 189.4 feet along the arc of a circle centering to the right on a radius of 150.0 feet whose chord is South 22° 33' 277.7 feet, to land of the Grantor, thence along land of the Grantee North 33° 43' 250.6 feet to the point of beginning and containing 0.710 acres.

The above described tract of land is triangular in shape and is bounded northerly by other land of the Grantor, southeasterly by other land of the Grantee, and southeasterly by land of the Grantor.

Said premises are conveyed subject to the zoning and planning laws, rules and regulations as established in and for the Town of Greenwich, and to the Town of Greenwich Tax on the 31st of June, 1949, due and payable in January and July, 1944.

As good and to both the above granted and bargained premises, with the appurtenances thereof unto Mary, the said grantee, her heirs and assigns forever to have and enjoy the said premises, so long and as long as the same is free from all incumbrances whatsoever, except as above mentioned.

And furthermore, I, the said grantor do, by these presents, bind myself and my heirs, successors, and assigns to warrant and defend the above granted and bargained premises to Mary, the said grantee, her heirs and assigns, against all claims and demands whatsoever, except as above mentioned.

As witness whereof, I have hereunto set my hand and seal this 6th day of December, in the year of our Lord nineteen hundred and forty-three:


STATE OF CONNECTICUT,
COUNTY OF FAIRFIELD (GREENWICH)

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

Sealed for Record, Dec. 6, 1943

Lloyd J. Val,
Notary Public.
To all People to Whom these Presents shall Come Greeting:

Know Ye, That Jessie D. Richmond, of the Town of Greenwich, County of Fairfield and State of Connecticut,

for the consideration of One Dollar and other valuable considerations

received to my full satisfaction of Dorothy V. G. Schaal, of White Plains, County of Westchester and State of New York,

do give, grant, bargain, sell and confirm unto the said Dorothy V. G. Schaal, and unto her heirs and assigns forever, all that certain piece or parcel of land, with the buildings and improvements thereon, containing 12.21 acres, situated in the Town of Greenwich, County of Fairfield and State of Connecticut, shown upon a certain map entitled "Property of Jessie D. Richmond, Greenwich, Conn.," made by Richard B. Chapman for S. E. Minor & Co., Inc., Civil Engineers. Said premises are bounded and described as follows:

Beginning at a point in the northerly line of John Street, as laid out on said map at its intersection with the easterly boundary line of land now or formerly of Joakim Lehnhof;

running thence in a general northerly direction along said land now or formerly of Joakim Lehnhof, North 2° 26' East, 643.35 feet and North 2° 50' East, 462.00 feet to Land now or formerly of Elizabeth W. Van Ingen;

running thence in a general easterly direction along said land now or formerly of Elizabeth W. Van Ingen, North 89° 31' East, 317.7 feet to a point;

running thence in a general southwesterly direction along said land now or formerly of Gustave Schirmser, on a curve to the right having a radius of 150 feet, an arc distance of 239.4 feet to a point;

running thence in a general southerly direction still along said land now or formerly of Gustave Schirmser, South 57° 43' East, 116 feet, and South 72° 53' East, 106.9 feet to a point;

running thence in a general southerly direction still along said land now or formerly of Gustave Schirmser, South 13° 27' East, 182.4 feet, and South 6° 37' West, 13.9 feet to a point;

running thence in a general westerly direction still along said land now or formerly of Gustave Schirmser, North 80° 12' West, 237.4 feet to a point;

running thence in a general southerly direction still along said land now or formerly of Gustave Schirmser, South 45° 51' West, 28.69 feet to a point;

running thence in a general southerly direction still along said land now or formerly of Gustave Schirmser, South 1° 36' West, 84.96 feet to a point;

running thence in a general westerly direction still along said land now or formerly of Gustave Schirmser, North 82° 35' West, 230.6 feet to a point;

running thence in a general southerly direction still along said land.
To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto her the said grantee her heirs, executors and assigns forever, to her and their own proper use and benefit.

And also, I, the said grantor do for myself, my heirs, executors, administrators, successors and assigns, covenant with the said grantee her heirs and assigns, that I and until the enrolling of three years, I am well seized of the premises, as a good indefeasible estate in fee simple, and have good right to grant and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever, except as hereinbefore mentioned:

$66.00

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

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

Signed, sealed and delivered in presence of

[Signature]

Jessie D. Richmond
State of Connecticut,
County of FAIRFIELD

May 6, A.D. 1957

Personally appeared JESSIE D. RICHMOND
Signer and Sealer of the foregoing Instrument, and acknowledged the same to be her free act and deed

before me.


Certificate of the Superior Court

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

KNOW YE THAT We, WILLIAM H. BROCKMAN and VERA R. BROCKMAN,

the Town of Greenwich, County of Fairfield and State of Connecticut,

which term shall include each and every one of the foregoing parties as Grantors, do hereby grant, grant and convey unto the

to the said GRANTOR, a Corporate Organization and body corporate

under the laws of the State of Connecticut, situated and being known in the Town of Greenwich, County of Fairfield, and State of Connecticut, in the name of the

in the name of the said GRANTOR, a Corporate Organization and body corporate

under the laws of the State of Connecticut, situated and being known in the Town of Greenwich, County of Fairfield, and State of Connecticut, as the same

as the said GRANTOR, a Corporate Organization and body corporate

under the laws of the State of Connecticut, situated and being known in the Town of Greenwich, County of Fairfield, and State of Connecticut, with the

with the said GRANTOR, a Corporate Organization and body corporate

under the laws of the State of Connecticut, situated and being known in the Town of Greenwich, County of Fairfield, and State of Connecticut, as the said

as the said GRANTOR, a Corporate Organization and body corporate

under the laws of the State of Connecticut, situated and being known in the Town of Greenwich, County of Fairfield, and State of Connecticut, with the

with the said GRANTOR, a Corporate Organization and body corporate

under the laws of the State of Connecticut, situated and being known in the Town of Greenwich, County of Fairfield, and State of Connecticut, as the said

as the said GRANTOR, a Corporate Organization and body corporate

under the laws of the State of Connecticut, situated and being known in the Town of Greenwich, County of Fairfield, and State of Connecticut, with the

with the said GRANTOR, a Corporate Organization and body corporate

under the laws of the State of Connecticut, situated and being known in the Town of Greenwich, County of Fairfield, and State of Connecticut, as the said

as the said GRANTOR, a Corporate Organization and body corporate

under the laws of the State of Connecticut, situated and being known in the Town of Greenwich, County of Fairfield, and State of Connecticut, with the

with the said GRANTOR, a Corporate Organization and body corporate

under the laws of the State of Connecticut, situated and being known in the Town of Greenwich, County of Fairfield, and State of Connecticut, as the said
TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, That WE, JOHN J. CRAKLEY, of the Town of
Medford, County of Middlesex and Commonwealth of Mass-
achusetts and WILLIAM C. STRONG, of the Town of Greenwich,
County of Fairfield and State of Connecticut, as Executors
under the Last Will and Testament of Gustave Schirmer, late
of said Town of Greenwich, deceased, under and by virtue
of the power and authority given to us as such Executors by
the Last Will and Testament of said Gustave Schirmer as
more fully appears by reference to said Will, which Will is
on file in the Probate Court for the District of Greenwich,
and in consideration of the sum of SEVEN THOUSAND SEVEN
HUNDRED FIFTY ($7,750.00) DOLLARS,
received to our full satisfaction of DOROTHY V. G. SCHALL,
of John Street in said Town of Greenwich, do give, grant,
bargain, sell and confirm unto the said DOROTHY V. G. SCHALL
all the right, title, interest, claim and demand which the
said Gustave Schirmer had at the time of his death, or
which we, as such Executors have or ought to have in and
to all that certain tract, piece or parcel of land, to-
gether with the building thereon, situated in said Town of
Greenwich bounded and described as follows:

Beginning at the point formed by the intersection of the
division line between the premises hereby conveyed and land
of the Grantor with land of Otis Bradley, et ux, and running
thence along land of Otis Bradley, et ux South 6° 37' West
131.73 feet, thence through land of the Grantees North 87°
52' 20" West 267.68 feet, thence along land of the Grantees
North 1° 36' East 84.80 feet, North 45° 31' East 28.89 feet
and South 88° 52' East 237.4 feet to the point of beginning
and containing 0.63 acres.

The general boundaries of the above described tract of land
are Northerly by land of the Grantee; Easterly by land of
Otis Bradley, et ux; Southerly by land of the Grantees;
Westerly by land of the Grantees.

Together with the right to the Grantee, her heirs and assigns
in common with the Grantees, their heirs, successors and
assignts and others who may from time to time have such right including those to whom such right has been or may hereafter be granted and in so far as the Grantors may have the right and power to make such grant, to use the lake upon which a portion of the above described premises abuts for the purpose of skating, fishing and boating, provided, however, that no mechanically driven boat may be so used.

This deed is given and accepted upon the following express covenant and agreement which shall be binding upon the Grantee, her heirs and assigns forever and inure to the benefit of the Grantors, their heirs, successors and assigns, namely that the Grantee shall never claim, assert or have any right of way by necessity or otherwise over the remaining premises of the Grantors contiguous to the conveyed premises.

Said premises are also conveyed subject to the following:

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

2. Second installment of the Town of Greenwich Tax on the list of October 1, 1964, due and payable in January, 1966, which tax the Grantee assumes and agrees to pay.

3. Covenants and agreements as contained in a Warranty Deed from Jesse D. Richards to Gustave Schirmer dated September 1, 1953, and recorded in the Greenwich Land Records in Book 502 at Page 106.

4. Rights of others in and to the lake forming a small portion of the premises.

5. Rights of others in and to any brook or stream flowing through said premises.

6. Any rights which may exist to maintain a drain pipe, water pipe and telephone and electric conduits upon said premises.

7. Such state of facts as an accurate survey or personal inspection of the premises might disclose.

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

And we, the said Grantors, do for ourselves, our heirs, successors and assigns, covenant with the said Grantee, her heirs and assigns, that we have full power and authority as Executors aforesaid to bargain and sell the same in manner and form as above written.

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IN WITNESS WHEREOF, we, as Executors as aforesaid, have hereby set our hands and seals this 19th day of August A.D., 1965.

Signed, Sealed and Delivered in the presence of:

Mildred R. Kehoe
M. Fred R. Scharton
Mary A. Conner

J. Cranley

Eliza R. Rice
Mary E. Rice
Margaret M. Galvin

William C. Strong
Executors as aforesaid

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Suffolk

Personally appeared JOHN J. CRANLEY, as Executor as aforesaid, signer and sealer of the foregoing instrument, and acknowledged the same to be his free act and deed, as such Executor, before me.

Warren J. Jenks
NOTARY PUBLIC
My commission expires March 12, 1964

STATE OF CONNECTICUT
COUNTY OF Fairfield

Personally appeared WILLIAM C. STRONG, as Executor as aforesaid, signer and sealer of the foregoing instrument, and acknowledged the same to be his free act and deed, as such Executor, before me.

Notary Public

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

Know Ye, That I, DOROTHY SCHMIDT JOHNSON (formerly Dorothy V.O. Schmahl) residing at John Street, Town of Greenwich, Fairfield County, Connecticut.

for the consideration of One Dollar and other valuable considerations

received to my full satisfaction of PATRICIA H. CLINE, residing at 109 Pockalnd Road, Town of Greenwich, Fairfield County, Connecticut.

$17.50 CONVEYANCE TAX PAID

TOWN OF GREENWICH

do give, grant, bargain, sell and convey unto the said PATRICIA H. CLINE, her heirs, executors, administrators and assigns forever, all that certain piece or parcel of land, with the buildings and improvements thereon described in Schedule A annexed hereto.

Said premises are conveyed herein subject to:

2. Together with and subject to encumbrances, reservations, covenants and restrictions, if any, as set forth and referred to in a warranty deed from Jessie D. Richmond to Elizabeth W. Vannini, dated January 6, 1904; and recorded in Volume 436 at Page 287 of the Greenwich Land Records; in a warranty deed from Jessie D. Richmond to Gustave Schirmer, dated September 1, 1953, and recorded in Volume 502 at Page 105 of the Greenwich Land Records; and to Connecticut Light & Power Company, by deed dated October 8, 1945, and recorded in Volume 404 at Page 284 of the Greenwich Land Records, insofar as same affects the premises.

3. Subject to any restrictions or limitations imposed or to be imposed by governmental authority including the zoning and planning laws, rules, and regulations as established in and for the Town of Greenwich.

4. Subject to the following:
   a. Rights of others in or to any brooks, streams or drains flowing through said premises.
   b. Rights of others in or to a small portion of the lake, a portion of which is on premises.
   c. Covenant and agreement contained in Deed from the Executors under the Last Will and Testament of Gustave Schirmer to Dorothy V.O. Schmahl, dated August 19, 1965, and recorded in said land records on August 29, 1965, which reads as follows:

   'This deed is given and accepted upon the following express covenant and agreement which shall be binding upon the Grantee, her heirs and assigns forever and inure to the benefit of the Grantors, their heirs, successors and assigns, namely that the Grantee shall never claim, assert or have any right of way by necessity or otherwise over the remaining premises of the Grantors contiguous to the conveyed premises.'
SCHEDULE A
Warranty Deed from Dorothy School Johnson to Patricia B. Cline

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

BEGINNING at the point formed by the intersection of the division line between the land now or formerly of Burke with the northerly line of John Street and running thence along land now or formerly of Burke S. 2° 24' E. 443.55 feet and N. 2° 58' E. 482.0 feet, thence along land now or formerly of Rolsch N. 89° 34' E. 365.2 feet, thence along land now or formerly of Waldorf N. 89° 31' E. 317.7 feet and 199.4 feet along the arc of a circle curving to the right on a radius of 150.0 feet and having a chord of S. 22° 33' W. 183.05 feet and S. 55° 43' E. 118.0 feet, thence still along land now or formerly of Waldorf to and along land now or formerly of Felton S. 72° 33' E. 60.9 feet, S. 20° 37' 60° E. 181.76 feet and S. 42° 42' E. 26.63 feet, thence still along land now or formerly of Felton to and along land now or formerly of Bradley S. 6° 37' W. 127.61 feet, thence along land now or formerly of Robinson N. 89° 05' 20° W. 247.68 feet, N. 82° 55' W. 250.6 feet and S. 2° 09' W. 362.48 feet to the northerly line of John Street and thence westerly along the northerly line of John Street S. 84° 35' W. 190.05 feet and S. 83° 44' W. 183.0 feet to the point of beginning and containing 12.739 acres.

The general boundaries of the above described tract of land are northerly by land now or formerly of Rolsch and land now or formerly of Waldorf; easterly by land now or formerly of Waldorf, land now or formerly of Felton, land now or formerly of Bradley and land now or formerly of Robinson; southerly by land now or formerly of Robinson and by John Street; westerly by land now or formerly of Burke.
To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto her the said grantee her heirs, successors and assigns forever, to her and their own proper use and benefit.

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

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

In Witness Whereof, I have hereunto set my hand and seal this 14th day of December in the year of our Lord nineteen hundred and Seventy-seven.

Signed, Sealed and Delivered in presence of

[Signatures]

State of Connecticut,
County of Fairfield

Personally Appeared Dorothy Schaal Johnson

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

[Commissioner's Signature]
WARRANTY DEED
Statutory Form

PATRICIA H. CLINE of the Town of Greenwich, County of Fairfield and State of Connecticut

for consideration paid FIVE HUNDRED THIRTY-NINE THOUSAND TWO HUNDRED EIGHTY-SEVEN & 50/100 DOLLARS

unto EDMOND C. CRAIGIE, JR., TRUSTEE, of 501 Fifth Avenue, New York, New York

of

with WARRANTY COVENANTS

All that certain tract, piece or parcel of land, together with the buildings and improvements

thereon, situated in the Town of Greenwich, County of Fairfield, and State of Connecticut, is

bounded and described as follows:

BEGINNING at the point formed by the intersection of the division line between land of the

grantor and land now or formerly of Burke with the northerly line of John Street and running

dence along land now or formerly of Burke N. 2° 24' W. 443.55 feet and N. 2° 30' E. 443.55

feet, thence along land now or formerly of Roitsch N. 89° 34' E. 365.2 feet, thence along

land now or formerly of Waldorf N. 89° 31' E. 317.7 feet and 199.4 feet along the arc of a

circle curving to the right on a radius of 150.0 feet and having a chord of S. 22° 32' W.

185.05 feet and S. 35° 43' E. 118.0 feet, thence still along land now or formerly of Waldorf

to and along land now or formerly of Felson S. 72° 33' E. 40.9 feet, S. 20° 57' 40" E. 181.4

to and S. 42° 42' E. 28.65 feet, thence still along land now or formerly of Felson to and

along land now or formerly of Bradley S. 6° 37' W. 127.62 feet, thence along land now or

formerly of Robinson N. 87° 05' 20" W. 247.68 feet, N. 82° 55' W. 252.6 feet and S. 2° 09' N.

182.60 feet to the northerly line of John Street, thence westerly along the northerly line

of John Street S. 86° 33' W. 190.05 feet and S. 83° 44' W. 183.0 feet to the point of beginning

and containing 12.739 acres.

THE general boundaries of the above described tract of land are northerly by land now or

formerly of Roitsch and land now or formerly of Waldorf; easterly by land now or formerly

of Waldorf, land now or formerly of Felson, land now or formerly of Bradley and land now or

formerly of Robinson; southerly by land now or formerly of Robinson and by John Street;

westerly by land now or formerly of Burke.

TOGETHER with the benefits of easements, reservations, covenants and restrictions as set

forth in a Warranty deed from Jessie D. Richmond to Elizabeth W. Venningen, dated January 6,

1949 and recorded in the Greenwich Land Records in Book 436 at page 297; and in a Warranty

Deed from Jessie D. Richmond to Gustave Schimmer, dated September 1, 1953 and recorded in

said Land records in Book 502 at page 106.

BEING the same premises conveyed to Patricia H. Cline by Dorothy Schaal Johnson by Warranty

Deed dated December 14, 1977 and recorded in the Greenwich Land Records in Book 1054 at

page 47.

CONVEYANCE is made subject to the following:

(continued on reverse side hereof)

Signed this 31st day of March, 1979

Witnessed by:

[Signatures]

PATRICIA H. CLINE

Lee S. McKeithan
Secretary of Connecticut

County of Fairfield

TOWN OF GREENWICH

Lee S. McKeithan
Notary Public and

Commissioner of the Superior Court

346
1. Any restrictions or limitations imposed by governmental authority, including the zoning and planning rules and regulations of the Town of Greenwich.


3. Rights of others in or to any brooks, streams or drains flowing through said premises.

4. Rights of others in or to a small portion of the lake, a portion of which is on said premises.


6. Easements reserved, covenants and restrictions, as set forth in a Warranty Deed from Jessie D. Richmond to Elizabeth W. Van Ingen, dated January 6, 1949 and recorded in said land records in Book 416 at page 297.

7. Easements, reservations, covenants and restrictions, as set forth and referred to in a Warranty Deed from Jessie D. Richmond to Gustave Schirmer, dated September 1, 1953 and recorded in said land records in Book 502 at page 106.

8. Easements and agreements negating a right of way by necessity contained in a certain deed from the Executors under the Last Will and Testament of Gustave Schirmer to Dorothy V. G. Schaal, dated August 19, 1965 and recorded in said land records in Book 727 at page 183.


10. Rights of tenant in possession.

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

MAY 4, 1979

[Signature]

CERTIFICATE OF NOTICE FOR LAND RECORDS

STATE OF CONNECTICUT

COURT OF PROBATE

Part of Probate District of Greenwich District No. 957

Estate of

Rosemary J. Cooper

Date of Certificate

May 1, 1979

Date of Death

1977

Place Where Last Died

Greenwich

Executor

Date of Appointment

May 1, 1979

This certificate is made and caused to be recorded in the Land Records of the town wherein the said land is located and the owner of real property or any interest therein, or a mortgagee or the party in possession, of such real property.

Edward J. Cooper

[Signature]

MAY 4, 1979

[Signature]

[TO TOWN CLERKS: RECORD DATA BETWEEN DOUBLE LINES]
Know all Men by these Presents, That EDMUND C. GRAINGER, JR., TRUSTEE, of 501 Fifth Avenue, New York, N. Y. 10017,

for the consideration of Ten dollars, ($10.00) Dollars,

received to his full satisfaction of BELGRAIL CORP., a Delaware corporation, with an office: c/o Edmund C. Grainger, Jr., Esq., 501 Fifth Avenue, New York, N. Y. 10017,

do by these presents remit, release, and forever Quit-Claim unto the said BELGRAIL CORP., its successors or assigns,

all right, title, interest, claim and demand whatsoever, which Edmund C. Grainger, Jr., the said Releaser, has or ought to have in or to ALL that certain tract, piece or parcel of land, together with the buildings and improvements thereon, situated in the Town of Greenwich, County of Fairfield and State of Connecticut, bounded and described as follows:

BEGINNING at the point formed by the intersection of the division line between land of the grantor and land now or formerly of Burke with the northerly line of John Street and running thence along land now or formerly of Burke N. 2° 24' E. 443.55 feet and N. 2° 58' E. 482.09 feet, thence along land now or formerly of Rolsach N. 88° 34' E. 365.2 feet, thence along land now or formerly of Waldorf N. 80° 31' E. 311.7 feet and 100.4 feet along the arc of a circle curving to the right on a radius of 150.0 feet, and having a chord of S. 22° 32' W. 165.05 feet and S. 55° 43' E. 118.0 feet, thence still along land now or formerly of Waldorf to and along land now or formerly of Felson S. 72° 32' E. 60.5 feet, S. 20° 57' 40" E. 181.76 feet and S. 42° 42' E. 28.65 feet, thence still along land now or formerly of Felson to and along land now or formerly of Felson S. 6° 37' W. 127.87 feet, thence along land now or formerly of Robinson N. 87° 20' O. 4" W. 247.68 feet, N. 82° 55' W. 250.8 feet and S. 2° 09' W. 362.68 feet to the northerly line of John Street, thence westerly along the northerly line of John Street S. 84° 35' W. 150.05 feet and S. 83° 44' W. 183.0 feet to the point of beginning and containing 12.730 acres.

THE general boundaries of the above described tract of land are northerly by land now or formerly of Rolsach and land now or formerly of Waldorf; easterly by land now or formerly of Waldorf, land now or formerly of Felson, land now or formerly of Bradley and land now or formerly of Robinson; southerly by land now or formerly of Robinson and by John Street; westerly by land now or formerly of Burke.

TOGETHER with the benefits of easements, reservations, covenants and restrictions as set forth in a Warranty Deed from Jessie D. Richmond to Elizabeth W. Van Ingen, dated January 6, 1969 and recorded in the Greenwich Land Records in Book 436 at page 297; and in a Warranty Deed from Jessie D. Richmond to Gustave Schirmer, dated September 1, 1953 and recorded in said land records in Book 562 at page 106.

(continued on reverse side hereof)
BEING the same premises conveyed to Patricia H. Cline by Dorothy Schaal Johnson by Warranty Deed dated December 14, 1977 and recorded in the Greenwich Land Records in Book 1054 at page 47, and conveyed by Patricia H. Cline to Edmund C. Grainger, Jr., Trustee, by Warranty Deed dated 9/26/78 recorded in Book 1125 at page 286; CONVEYANCE is made subject to the following:

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

2. Rights of others in or to any brooks, streams or drains flowing through said premises.

3. Rights of others in or to a small portion of the lake, a portion of which is on said premises.


5. Easements, reservations, covenants and restrictions, as set forth in a Warranty Deed from Jessie D. Richmond to Elizabeth W. Vaninjen, dated January 6, 1949 and recorded in said land records in Book 438 at page 287.

6. Easements, reservations, covenants and restrictions, as set forth and referred to in a Warranty Deed from Jessie D. Richmond to Gustave Schirmer, dated September 1, 1953 and recorded in said land records in Book 502 at page 106.

7. Covenants and agreements negating a right of way by necessity contained in a certain Deed from the Executors under the Last Will and Testament of Gustave Schirmer to Dorothy V. G. Schaal, dated August 19, 1965 and recorded in said land records in Book 727 at page 162.


* the Greenwich Land Records in Book 1125 at page 252.

To have and to hold the premises, with all the appurtenances, unto the said Releasor successors, BEGROLLE CORP., its heirs and assigns forever, to that realtor Edmund C. Grainger, Jr., Trustee, the said Releasor, and his heirs, heirs, or assigns forever, shall hereafter have any claim, right or title in or to the premises, or any part thereof, but therefore and assigned be, Edmund C. Grainger, Jr., Trustee, his heirs, and they are by these presents forever barred and excluded.
In Witness Whereof,

Signed, Sealed and Delivered
in the Presence of

Edmund C. Grainger, Jr., Trustee

Edmund C. Grainger (L.S.)

State of NEW YORK   ss. On July 31, 1980
County of NEW YORK

Personally appeared, Edmund C. Grainger, Jr., Trustee,

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

before me:

GEORGE J. HENKE  Notary Public
Notary Public, State of New York
No. 03-1721308 Ouida, In West Co.
Commission Expires March 30, 1981

RSG 7-1980
Verifed by Record 4/4/87
197/1981 not recorded

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

Know Ye, That EDMUND C. Grainger, JR., Trustee, of 501 Fifth Avenue, New York, New York 10017, for the consideration of ONE ($1.00) DOLLAR AND OTHER VALUABLE CONSIDERATION herein designated as the Releasor,

received to Releasor's full satisfaction from BELGRAIL CORR., a Corporation organized and existing under the laws of the State of Delaware, with an office located c/o Edmund C. Grainger, Esq., 501 Fifth Avenue, New York, New York 10017, herein designated as the Releasee, does by these presents remit, release and forever Quit-Claim unto the said Releasee and to the Releasee's heirs, assigns and assigns forever, all the right, title, interest, claim and demand whatsoever the said Releasor has or ought to have in or to ALL that certain tract, piece or parcel of land, together with buildings and improvements thereon situated in the Town of Greenwich, County of Fairfield, and State of Connecticut, bounded and described as follows:

BEGINNING at the point formed by the intersection of the division line between land of the grantor and land now or formerly of Burke with the northerly line of John Street and running thence along land now or formerly of Burke N. 2° 24' E. 443.55 feet and N. 2° 58' E. 482.0 feet, thence along land now or formerly of Roiachs N. 89° 34' E. 365.2 feet, thence along land now or formerly of Waldorf N. 89° 31' E. 317.7 feet and 199.4 feet along the arc of a circle curving to the right on a radius of 150.0 feet and having a chord of S. 22° 33' W. 105.05 feet and S. 55° 43' E. 118.0 feet, thence still along land now or formerly of Waldorf to and along land now or formerly of Felson S. 72° 33' E. 60.9 feet, S. 20° 57' 40" E. 181.76 feet and S. 42° 42' E. 28.65 feet, thence still along land now or formerly of Felson to and along land now or formerly of Bradley S. 6° 37' W. 127.62 feet, thence along land now or formerly of Robinson N. 87° 05' 20" W. 247.68 feet, N. 82° 55' W. 250.6 feet and S. 2° 09' W. 362.68 feet to the northerly line of John Street, thence westerly along the northerly line of John Street S. 84° 35' W. 190.05 feet and S. 83° 44' W. 183.0 feet to the point of beginning and containing 12.739 acres.

The general boundaries of the above described tract of land are northerly by land now or formerly of Roiachs and land now or formerly of Waldorf; easterly by land now or formerly of Waldorf, land now or formerly of Felson, land now or formerly of Bradley and land now or formerly of Robinson; southerly by land now or formerly of Robinson and by John Street westerly by land now or formerly of Burke.

TOGETHER with the benefits of easements, reservations, covenants and restrictions as set forth in a Warranty Deed from Jessie D. Richmond to Elizabeth W. VanIngen, dated January 6, 1949 and recorded in the Greenwich Land Records in Book 436 at page 297, and in a Warranty Deed from Jessie D. Richmond to Gustave Schimert, dated September 1, 1953 and recorded in said land records in Book 502 at page 106.

The purpose and intent of this Deed is to remedy and correct a defect in a Quit-Claim Deed previously executed and delivered by the Releasor herein to the Releasor herein, dated July 31, 1980 and recorded on the Greenwich Land Records in Volume 1851, at Page 7, said defect consisting of the failure of the Releasor therein to have his signature witnessed by two (2) witnesses.

(Handwritten signatures)

Town Clerk of Greenwich
To have and to hold the premises hereby released, released and quit-claimed with all the appurtenances unto the said Releasee and to the Releasee's heirs, successors and assigns forever, so that whether the Releasee nor the Releasee's heirs, successors or assigns nor any other persons claiming under or through the Releasee shall hereafter have any claim, right or title to or to the premises or any part thereof, but thereto from the Releasee and they are by these presents, forever barred and excluded.

In Witness Whereof, the Releasee has signed and sealed this instrument, or if a corporation, it has caused these presents to be signed by its corporate officers and its corporate seal to be hereto affixed.

21st day of March
1986
Signed, Sealed and Delivered in the presence of

[Signature]

EDMUND C. GRAINGER, JR., TRUSTEE

State of Connecticut, County of Fairfield

The foregoing instrument was acknowledged before me this 21st day of March, 1986, by EDMUND C. GRAINGER, JR., TRUSTEE, before me, the undersigned officer.

[Signature]

Stephen H. regret
Complying Clerk of the Superior Court

Received for record MAR 21 1986 at 2:00 PM and recorded by

[Signature]

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

Know ye, That BELGALL CORP., a Delaware corporation with offices located c/o Dengo International, Inc., at 13400 Riverside Drive, Suite 102, Sherman Oaks, CA 91423, the GRANTOR,

for and in consideration of the statutory merger of GRANTOR into the GRANTEE, Dengo International, Inc., effective as of June 30, 1995, pursuant to Agreement of Merger whereby the statutory merger of GRANTOR into GRANTEE was effected by the filing of the Certificate of Merger of GRANTOR into GRANTEE in form attached in the Office of the Secretary of State of the State of Delaware on June 25, 1995, whereby the GRANTEE thereafter being the surviving corporation,

received from GRANTOR'S full satisfaction of DENDRO INTERNATIONAL, INC., a New York corporation with offices located at 13400 Riverside Drive, Suite 102, Sherman Oaks, CA 91423, the GRANTEE, said GRANTEE being the surviving corporation of the statutory merger of GRANTOR into GRANTEE effective June 30, 1995, as aforesaid,

now give, grant, bargain, sell and convey unto the said GRANTEE,

SCHEDULE A (Two Pages) Attached hereto and made a part hereof for the Legal Description of the Real Property conveyed hereby:

Said conveyance is subject to the following:

1. Any and all provisions of any municipal ordinance or regulation and any Federal, state, local, public or private laws, with special reference to the provisions of any zoning or planning rules and regulations governing the premises.


3. Rights of others in or to any brooks, streams or drains flowing through said premises.

4. Rights of others in or to a small portion of the lake, a portion of which is on said premises.

5. Any rights which may exist to maintain a drain pipe, water pipe and any telephone or electric conduits upon said premises.


7. Easements, reservations, covenants and restrictions, as set forth in a Warranty Deed from Jesse B. Richmond to Elizabeth Yerkes, dated January 6, 1949 and recorded in said land records in Book 436 at Page 257.

8. Easements, reservations, covenants and restrictions, as set forth and referred to in a Warranty Deed from Jesse B. Richmond to Gustavo Schifman, dated September 1, 1953 and recorded in said land records in Book 502 at Page 106.

9. Covenants and agreements relating to right-of-way by necessity contained in a certain Deed from the Executors under the Last Will and Testament of Gustavo Schifman to Dorothy V. G. Schifman, dated August 19, 1963 and recorded in said land records in Book 721 at Page 183.


11. Mortgage recorded in Book 2553 at Page 19 of said land records.
12. Assignment of Leases, Rents and Profits recorded in Book 253 at Page 49 of said land records.


SCHEDULE A

PROPERTY DESCRIPTION (Page One)

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

BEGINNING at the point formed by the intersection of the division line between land of the Grantor and land now or formerly of Burke with the northerly line of John Street and running thence along land now or formerly of Burke North 2 Degrees 24 Minutes East 443.55 feet and North 2 Degrees 58 Minutes East 482.0 feet, thence along land now or formerly of Raisch North 89 Degrees 34 Minutes East 365.2 feet, thence along land now or formerly of Waldorf North 89 Degrees 31 Minutes East 317.7 feet and North 99 Degrees 4 feet along the arc of a circle curving to the right on a radius of 150.0 feet and having a chord of South 22 Degrees 33 Minutes West 185.05 feet and South 55 Degrees 43 Minutes East 118.0 feet, thence still along land now or formerly of Waldorf to and along land now or formerly of Felsen South 72 Degrees 33 Minutes East 60.9 feet, South 20 Degrees 37 Minutes 40 Seconds East 181.76 feet and South 42 Degrees 42 Minutes East 28.65 feet, thence still along land now or formerly of Felsen to and along land now or formerly of Bradley South 6 Degrees 37 Minutes West 127.62 feet, thence along land now or formerly of Robinson North 87 Degrees 05 Minutes 20 Seconds West 247.68 feet, North 82 Degrees 55 Minutes West 250.6 feet and South 72 Degrees 09 Minutes West 362.68 feet to the northerly line of John Street, thence westerly along the northerly line of John Street South 84 Degrees 35 Minutes West 190.05 feet and South 83 Degrees 44 Minutes West 183.0 feet to the point of beginning and containing 12.739 acres more or less.

The general boundaries of the above described tract of land are northerly by land now or formerly of Raisch and land now or formerly of Waldorf; easterly by land now or formerly of Waldorf, land now or formerly of Felsen, land now or formerly of Bradley and land now or formerly of Robinson; southerly by land now or formerly of Robinson and by John Street; westerly by land now or formerly of Burke.
Together with the benefits of easements, reservations, covenants and restrictions as set forth in a Warranty Deed from Jesse D. Richmond to Elizabeth Vanlagen, dated January 5, 1949 and recorded in the Greenwich Land Records in Book 436 at Page 297, and in a Warranty Deed from Jesse D. Richmond to Gustave Schirmer, dated September 1, 1953 and recorded in said land records in Book 502 at Page 106.

Being the same premises conveyed to Patricia H. Cline by Dorothy Schaaf Johnson by Warranty Deed dated December 14, 1977 and recorded in the Greenwich Land Records in Book 1054 at Page 47, and conveyed by Patricia H. Cline to Edmund C. Grainger, Jr., Trustee, by Warranty Deed dated March 26, 1979 and recorded in said land records in Book 1125 at Page 232, and conveyed by Edmund C. Grainger, Jr., Trustee, to Belgrail Corp. (Grantee), by deed dated July 31, 1980 and recorded in said land records in Book 1181 at Page 7, and by deed of correction dated and recorded in said land records on March 21, 1986 in Book 1355 at Page 317.
To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto the said grantor, its successors, assigns and assigns forever, to it and their, own proper use and benefit. And also the said grantor do as for it self, its successors and assigns, to warrant and defend the said 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 above stated.

And furthermore, the said grantor do, by these presents bind it self and its successors and assigns to WARRANT AND DEFEND the above granted and bargained premises to the said grantor, its successors and assigns, against all claim and demands whatsoever, except as above stated.

In Witness Whereof, the said Grantor has caused these presents to be executed by its and its corporate seal to be hereunto affixed this 6th day of November, 1995.

(Signed)

[Signature]

[REMARKS]

In Witness Whereof, the undersigned officer, personally appeared before me, the undersigned officer, personally appeared before me, as Vice President of Belgrail Corp., a Delaware corporation, who acknowledged himself to be the Vice President of Belgrail Corp. until the June 30, 1993, merger with Bevylor International Corporation, and that he, as such Vice President, is authorized to execute the forgoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

In Witness Whereof, I hereunto set my hand.

[Signature]

[REMARKS]

Name: [Name]

Title of Officer: [Title]

[STATE OF CALIFORNIA]

[COUNTY OF LOS ANGELES]

On this the 6th day of November, 1995, before me, the undersigned officer, personally appeared Michael Y. Wallen, who acknowledged himself to be the Vice President of Belgrail Corp., a Delaware corporation, until the June 30, 1993, merger with Bevylor International Corporation, and that he, as such Vice President, is authorized to execute the forgoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

In Witness Whereof, I hereunto set my hand.

[Signature]

[REMARKS]

Name: [Name]

Title of Officer: [Title]
To all People to Whom these Presents shall Come, Greeting:

Know Ye, that DEUGRO INTERNATIONAL, INC., a New York corporation, with offices located at 1150 Porthill Boulevard, Suite L, La Canada, CA 91011, (the "GRANTOR"),

for the consideration of ONE MILLION FOUR HUNDRED SEVENTEEN THOUSAND FIVE HUNDRED AND 00/100 ($1,417,500.00) DOLLARS

received to GRANTOR's full satisfaction of JASON M. ARTHUR, residing at 34 Summer
Road, Greenwich, CT 06831, (the "GRANTEE"),

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

(See "Schedule A" and "Schedule B" attached hereto and made a part hereof)

$1,559,000

Town Clerk of Greenwich

$10,175,000 State

Town Clerk of Greenwich
SCHEDULE "A"

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

Beginning at a point on the northerly side of John Street, where the same is intersected by the westerly line of a right of way or easement as shown and delineated on a certain map entitled "Property of Elisabeth Van Ingen, Greenwich, Conn." and numbered 2513 in the Greenwich Land Records; thence running along the westerly line of said right of way or easement, through land now or formerly of Belgrail Corp., the following courses and distances:

North 02°12'30" East, a distance of 759.50 feet,

a distance of 53.08 feet along the arc of a circle curving to the left on a radius of 91.39 feet and

North 31°04'00" West, a distance of 95.05 feet

to a point on the division line between land now or formerly of Paul A. Reisch and land now or formerly of Belgrail Corp., thence running along lands now or formerly of Paul A. Reisch, Richard S. Rothschild and Ienee R. Rothschild, Glena T. Felson and John Sculley, Ill and Lee Adams Sculley, Trustees, the following courses and distances:

North 89°34'00" East, a distance of 93.80 feet,
North 89°31'00" East, a distance of 317.70 feet,

a distance of 199.40 feet along the arc of a circle curving to the right on a radius of 150.00 feet and having a chord of South 22°35'00" West, a distance of 185.05 feet,
South 35°45'00" East, a distance of 117.96 feet,
South 72°33'00" East, a distance of 60.90 feet,
South 20°57'40" East, a distance of 181.76 feet,
South 42°42'00" East, a distance of 28.65 feet,
South 06°37'00" West, a distance of 125.82 feet,

to the division line between land now or formerly of Belgrail Corp. and other land of Belgrail Corp., the following courses and distances:

North 87°05'20" West, a distance of 247.68 feet,
North 82°55'00" West, a distance of 350.60 feet and
South 02°09'00" West, a distance of 362.64 feet to a point on the northerly street line of John Street;

thence running along said northerly street line of John Street

South 84°35'00" West, a distance of 25.48 feet to the point or place of beginning.

Said parcel contains 5.708 acres.

Also described as Lot 1 on Map #7219.
SCHEDULE B

The conveyance of the premises described in Schedule A is subject to the following:

1. Any and all provisions of any municipal ordinance or regulation or any Federal, state, local, public or private laws, with special reference to the provisions of any zoning or planning, or building or inland wetlands rules and regulations governing the premises.

2. Town of Greenwich taxes on the list of October 1, 1996.

3. Rights of others in or to any brooks, streams or drains flowing through said premises.

4. Rights of others in or to a small portion of the lake, a portion of which is on said premises.

5. Any rights which may exist to maintain a drain pipe, water pipe and any telephone or electric conduits on said premises.


7. Easements, reservations, covenants and restrictions, as set forth in a Warranty Deed from Jessie D. Richmond to Elizabeth Vanlengen, dated January 6, 1949 and recorded in the Greenwich Land Records in Book 436 at page 297.

8. Easements, reservations, covenants and restrictions, as set forth and referred to in a Warranty Deed from Jessie D. Richmond to Gustave Schirmer, dated September 1, 1953 and recorded in the Greenwich Land Records in Book 502 at page 106.


11. Any state of facts which a current and accurate survey, or personal inspection, would disclose, provided that the same do not render title to be unmarketable.
To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto the said grantee and to the said grantee's heirs and assigns forever, to them and their own proper use and behoof. And also, the said grantee does for itself and its heirs, executors, and administrators, covenant with the said grantor and his heirs and assignees, that it will convey the same 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 above stated.

And furthermore, the said grantor does by these presents bind itself and its heirs, executors and administrators to the said grantee and to the said grantee's heirs and assigns forever, to them and their own proper use and behoof, to pay and discharge all taxes, assessments, and other charges thereon, from time to time as the same may become due and payable.

In Witness Whereof, the Grantor and the Grantee, do severally, as hereinafter signed, have caused these presents to be executed by its authorized representative.

[Signature]
Chief Financial Officer
By: Michael T. Walkup (L.S.)
Chief Financial Officer
September 22, 1997

[Signature]
By: [Name]
Chief Financial Officer

[Signature]
By: [Name]
Chief Financial Officer

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By: [Name]
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By: [Name]
Chief Financial Officer
WARRANTY DEED

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

KNOW YE, THAT JASON M. ARYER of 14 SUMMER ROAD, GREENWICH, CT 06831 (the "Grantor") for the consideration of $2,149,000.00 DOLLARS, the receipt of which is hereby acknowledged, does hereby bargain, convey, give, grant, and sell to HHW, LLC, a Connecticut LIMITED LIABILITY COMPANY with a principal place of business at 291 ROUND HILL ROAD, GREENWICH, CT 06830 (the "Grantee"), and unto the Grantee's successors and assigns forever all that certain real estate with all improvements thereon as more fully described in Schedule "A" annexed hereto and made a part hereof (the "Premises").

TO HAVE AND TO HOLD the Premises unto the Grantee and the Grantee's successors and assigns forever, to their own proper use and benefit, and the Grantee does for the Grantor, the Grantor's heirs, legal representatives, successors and assigns, covenant with the Grantee and the Grantee's successors and assigns, that at and until the expiry of these presents, the Grantor is well seized of the Premises as a good indefeasible estate in fee simple; the Grantor has good right to grant and convey the same in the manner and form as set forth herein, and the Premises are free and clear of all incumbrances whatsoever, except as stated herein.

The Grantor by these presents does bind the Grantee and the Grantee's heirs, legal representatives, successors and assigns forever to WARRANT AND DEFEND the Premises against all claims and demands whatsoever, except as stated herein.

IN WITNESS WHEREOF, the Grantor has caused this deed to be executed on FEBRUARY 12TH, 1999.

Signed, sealed and delivered in the presence of:

[Signatures]

JASON M. ARYER

[Signatures]

361
STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

Personally appeared JASON M. ARYESH, signer and sealer of the
foregoing, and acknowledged the same to be HIS free act and deed,
before me, on FEBRUARY 27th, 1999.

[Signature]
Commissioner of the Superior Court
Notary Public Robert B. Potash

2,739.00
Conveyance Tax Received

20,900.00 State
Conveyance Tax Received

Cheryl A. Rosato
Town Clerk of Greenwich

Cheryl A. Rosato
Town Clerk of Greenwich
SCHEDULE A

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

Beginning at a point on the northerly side of John Street where the same is intersected by the westerly line of a right of way or easement as shown and delineated on a certain map entitled "Property of Elizabeth Van Ingen, Greenwich, Conn." and numbered 1251 in the Greenwich Land Records; thence running along the westerly line of said right of way or easement, through land now or formerly of Belgrail Corp., the following courses and distances:

North 02° 12' 10" East, a distance of 209.70 feet.

a distance of 83.66 feet along the arc of a circle curving to the left on a radius of 91.39 feet and

North 31° 04' 06" West, a distance of 95.06 feet

As a point on the division line between land now or formerly of Paul A. Rolfsch and land now or formerly of Belgrail Corp., thence running along lands now or formerly of Paul A. Rolfsch, Richard S. Rockwell, Glenn T. Fisk and John Scullary, Lili and Lee Adams Scullary, Trustees, the following courses and distances:

North 89° 34' 00" East, a distance of 91.60 feet,

North 89° 31' 00" East, a distance of 317.70 feet

a distance of 199.40 feet along the arc of a circle curving to the right on a radius of 150.06 feet and having a chord of South 32° 33' 00" West, a distance of 185.05 feet,

South 55° 45' 00" East, a distance of 117.96 feet,

South 72° 53' 00" East, a distance of 60.96 feet,

South 20° 57' 40" East, a distance of 181.76 feet,

South 43° 41' 00" East, a distance of 28.62 feet,

South 06° 37' 00" West, a distance of 127.62 feet,

As the division line between land now or formerly of Belgrail Corp., and other land of Belgrail Corp., the following courses and distances:

North 87° 06' 20" West, a distance of 247.68 feet,

North 81° 45' 00" West, a distance of 250.68 feet, and

South 01° 00' 00" West, a distance of 362.68 feet to a point on the northerly street line of John Street.

South 84° 35' 00" West, a distance of 25.48 feet to the point or place of beginning.

Said parcel contains 5.76 acres

Also described as Lot 1 of Map #7219

Said premises are to be conveyed subject to the following:

Any restrictions or limitations imposed or to be imposed by governmental authority, and any and all provisions of any ordinance, municipal, regulations, public or private law, statutes or zoning, building...
KNOW ALL PERSONS BY THESE PRESENTS THAT:

HEW LLC, with an office at 281 Tresser Boulevard, Stamford, Connecticut (the "Grantor"), for the consideration of One ($1.00) Dollar and other valuable consideration received to our full satisfaction of JOHN STREET HOLDING, LLC, c/o Andrews Management, 23 Old Kings Highway, Suite 200, Darien, Connecticut (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, the said Grantor, does for itself, its heirs and assigns, covenant with the Grantee, its successors and assigns, that at and until the enrolling of these presents, it is well seized of the premises as a good indefeasible estate in fee simple and has good right to bargain and sell the same in manner and form as is above written, and that the same are free from all encumbrances whatsoever, except as hereinbefore mentioned.

AND FURTHERMORE, the said Grantor, does by these presents bind itself and its 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, the Grantor, has hereunto set its hand this 19 day of July, 2010.

Witnessed By:

[Signature]

HEW LLC

By:

[Signature]

Brian C. Wille, Its Managing Member

7/125.00

Conveyance Tax Received

[Signature]

Town Clerk of Greenwich

14,250.00 State Conveyance Tax Received

[Signature]

Town Clerk of Greenwich
STATE OF NEW YORK  
COUNTY OF Suffolk

Personally appeared Brian C. Wille, who acknowledged himself to be the Managing Member of HEW LLC, signer of the foregoing document, and who acknowledged the execution of the foregoing to be his free act and deed before me as such Managing Member.

[Signature]

Notary Public

Robin A. Remick
Notary Public State of New York
No. 02918984513
Qualified in New York County
Commission Expires June 23, 2017
SCHEDULE A

All that certain piece, parcel or tract of land shown and designated as Lot No. 1 on a certain map entitled "Map Showing Property Survey In Greenwich, Connecticut Prepared For Deugro International, Inc." made by Rocco V. D'Andrea, Inc., revised to September 10, 1997 and recorded in the Office of the Town Clerk of Greenwich as Map No. 7219.

Being the same premises conveyed to HEW, LLC by Jason M. Aryeh by Warranty Deed dated February 16, 1999 and recorded in the Greenwich Land Records in Book 3228 at Page 126.

Said premises are conveyed subject to:

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 of delivery of the deed.

3. Notes as shown on Map No. 7219.

4. Rights of others in or to any brooks, streams or drains flowing through said premises.

5. Any rights which may exist to maintain a drain pipe, water pipe and any telephone or electric conduits on said premises.


7. Easements, reservations, covenants and restrictions, as set forth and referred to in a Warranty Deed from Jessie D. Richmond to Gustave Schirmer, dated September 1, 1953 and recorded in the Greenwich Land Records in Book 502 at Page 106.

8. Covenants and agreements negating a right of way by necessity contained in a certain Deed from the Executors under the Last Will and Testament of Gustave Schirmer to Dorothy V. G. Schall, dated August 19, 1965 and recorded in the Greenwich Land Records in Book 727 at Page 183.

9. Effect, if any, of Inland Wetlands and Watercourses Application No. 00-62 and Permit No. 01-04.


11. Such state of facts which an accurate survey and/or physical inspection of the premises would disclose.

Received for Record JUL 23 2010 at 8:55 A.M. Attest [Signature] Town Clerk
Property conveyed by

JUSTUS B. RITCH

to

WILLIAM V. C. RUXTON

GREENWICH, CONN.

AREA = 13.654 ACRES

Property record
Aug 14, 1914, at 10:39 AM

by Ada F. Murphy

and Town Clerk

Town Clerk.

Legend:
- Stone Wall
- Unfenced
- Iron Fence

Survey by J. H. Healy, prepared correct.

E. A. Lincoln, M. E., M. W. Lincoln, M. W.

GREENWICH, CONN., Aug. 1914.
October 6, 2021

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

Re: Final Subdivision (Lot Line Revision) application for properties at 33 and 35 John Street

Dear Peter:

We represent Greenwich Runaway, LLC, owner of property at 33 John Street, Greenwich, Connecticut (“33 John Street”), and JS Land II, LLC, owner of adjacent property to the west at 35 John Street (“35 John Street”). 33 John Street is improved with a house, garage, and customary residential amenities. 35 John Street is a vacant lot.

The parties have entered into an agreement for the owner of 33 John Street to purchase two acres of land from 35 John Street. Included with this letter is a map showing the proposed revision of lot lines for this purpose.

After the transfer, 35 John Street will have 5.0312 acres of land, and 33 John Street will have 6.0358 acres of land (5.7348 acres less the accessway). Because 35 John Street is vacant and it will retain more than the minimum lot size for the zone, no issues are caused to that property. Because 33 John Street is adding land and increasing its size, no issues will be occurring to that property.

The current configuration of the properties resulted from a “lot split” approved by Planning and Zoning and shown on Greenwich Land Records Map 7219. After the filing of that map, a lot line revision was approved by PLPZ 2018-00587 to transfer 0.33 acres from 22 Buckfield Lane to 33 John Street which was accomplished by deed transfer a short time after approval shown on Greenwich Land Records Map 9073.

The proposed lot line revision will not create any lots, not create or change roads, not impact any open space area or materially change either lot. In that way we respectfully submit that the subject lot line change does not constitute a subdivision or re-subdivision under Greenwich Subdivision Regulations.
In support of this application you will find:

1. Narrative;
2. Completed application form signed by applicants;
3. Affidavit of Notice;
4. Certificate of Mailing;
5. Deed histories with copies;
6. GIS Maps;
7. Green Sheet;
8. Survey showing proposed lot line change; and

Please advise if further information or materials are needed.

Sincerely,

/S/

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

Subdivision Application

Property Address: 35 John Street and 33 John Street  
Property Owner: JS Land II, LLC and Greenwich Runaway LLC  
Address: 35 John Street and 33 John Street, Greenwich, CT 06831

Email: ___________________________________  
Applicant: same  
Email: ___________________________________  
Authorized Agent: Christopher D. Bristol, Esq. and John P. Tesel, Esq.
Email: cdb@gtlslaw.com jpt@gtlslaw.com

Zone(s): RA-4  
Total Area: 11.067 both properties total

Please select all relevant items below:

☐ Preliminary  ☑ Final  ☐ Coastal
☐ Subdivision  ☑ Resubdivision

Number of Lots:  
Existing: 2  
Proposed: 2

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

Land Reserved:  
Area of Land Reservation: n/a  
Reserved Land Area as Percent of Total Land Area: n/a

History:  
Previous SB #:  
GLR Map # of any previously filed subdivisions or surveys: 7219 and 9073

Utilities:  
☑ Septic  ☐ Well  ☐ Sewer  ☐ Public Water

Health Permit needed and received? n/a

IWWA Permit received? n/a  
IWWA Permit #: ____________________________

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

To be completed by P&Z staff only:
Check #: ___________________  
Check Amount: $__________
Application #: ____________________________  

pzSubdivisionApp 2020
Application Signature Page

Property Address: 33 John Street and 35 John Street

Property Owner 1: ___________________________ Address: ___________________________
Email: ___________________________ Cell Phone: ___________________________ Other Phone: ___________________________
Signature: ___________________________ Date: ___________________________

Property Owner 2: JS Land II, LLC
Email: ___________________________ Cell Phone: ___________________________ Other Phone: ___________________________
Signature: ___________________________ Date: ___________________________

Property Owner 3: Greenwich Runaway LLC
Email: ___________________________ Cell Phone: ___________________________ Other Phone: ___________________________
Signature: ___________________________ Date: ___________________________

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

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

Authorized Agent: ___________________________ Address: ___________________________
Email: ___________________________ Cell Phone: ___________________________ Other Phone: ___________________________
Signature: ___________________________ Date: ___________________________
ZONING LOCATION SURVEY
DEPICTING
REVISION OF LOT LINES
IN
GREENWICH, CONNECTICUT
PREPARED FOR
JS LAND II, LLC
AND
GREENWICH RUNAWAY LLC

LOT No. 28
5.0312 ACRES
This map was produced from the Town of Greenwich Geographic Information System. The Town expressly disclaims any liability that may result from the use of this map. Aerial: 4/2016. Topo: 4/2016 Property Data: 10/1/19.

Scale: 1"=200'
Scale is approximate

Copyright © 2000 by the Town of Greenwich.
PERMIT NEED DETERMINATION QUESTIONNAIRE
[This form is NOT an IWWA Application]

PROJECT: Street Address 33 and 35 John Street

PARCEL ID.# 103625 Has there ever been an IWWA application for this site? YES NO

ACTIVITY: (Circle) Addition Demolition Deck Garage Interior renovations New residence Pool Tennis court
Generator Site Work/Landscaping Septic Other (please specify) [ ]

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

FEE: $30 for in office review, $65 for reviews requiring a site visit or further in office analysis

Owner's full name [please print] Greenwich Runaway LLC and JS Land II, LLC ____________ Phone ( )
Mailing address c/o Gilbride, Tusa, Last & Spellane LLC ____________ Town Greenwich ____________ Zip 06830

Authorized Agent's name [please print] Christopher D. Bristol, Esq. cdb@gtlslaw.com ____________ Phone (203) 622-9360
Mailing address 31 Brookoside Drive ____________ Town Greenwich, CT ____________ Zip 06830

A PLOT PLAN IS REQUIRED SHOWING THE PROPOSED ACTIVITY IN RED.

Staff cannot review your proposal without a plan.

IWWA staff will review this questionnaire to determine if regulated activities are associated with the proposal and whether an IWWA permit is required. Do not apply for a Building Permit until this review is complete.

If your project does not require an IWWA permit, we will sign off on this questionnaire, which you will need if you are obtaining permits from other departments.

If an IWWA permit is required, we will supply you with a permit application packet. You must obtain an IWWA permit prior to the commencement of your project. No work may begin until you receive an IWWA permit. The issuance of a building permit alone does not constitute an authorization to proceed.

If you do not receive notice regarding your questionnaire within two weeks of submission, please contact the IWWA office.

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

Christopher D. Bristol /s/ __________________________ Date 10 1 2021

If mailing, return completed form and a $30 check (payable to "Town of Greenwich") to the Greenwich Inland Wetlands & Watercourses Agency.

If a site visit is required, you will be notified and asked to remit an additional $35. The site visit will not take place until this additional fee is received.

STAFF NOTES

Office Rev Date 10 1 2021 Field Inv Date WET/WC [YES] NO TIDAL [ ]
Action Required? YES [ ] NO [X] If yes, DR AA AR SIA Staff

Soils Report Date Author Soils
Comments:

Fee Received: YES NO Comment:

IWWA Questionnaire Revised 9/10/15