**APPLICATION SUMMARY**

The Applicant is requesting, under a final subdivision application, to transfer 4,703 sq. ft. of land from 9 Strickland Road to 133 East Putnam Avenue where 9 Strickland Road is in the R-7 Zone and 133 East Putnam Avenue is within the LBR-2-HO zone.

The applicant states that the intent of this transfer of land is to add 8 additional parking spaces to the property at 133 East Putnam Ave., to assist with drop off and pickup at the dance studio in the rear building on site and to help parking demand in the office use in the fronting building on the same lot. The property at 9 Strickland Road is residential dwelling and does not require the parking.

In addition to this transfer of land, (under a separate application) the applicant is proposing to re-zone the portion of 9 Strickland, joining 133 East Putnam, so that all of the amended parcel would be within the LBR-2-HO commercial zone.

**ISSUES / RECOMMENDATIONS:**

It is recommended that prior to any action or decision by the Commission on the issue of subdivision/re-subdivision, the applicant address the following issues:

1. **PRIOR ACTIONS:** the subject parcels were last part of a subdivision application (FSB #1818), found to not be a subdivision or re-subdivision, in 2006. That approval transferred 2,353 sq. ft. from 9 Strickland to 133 East Putnam Ave. The Commission will need to determine if the subject transfer raises to a level of “re-subdivision” as defined in the Subdivision regulations.

2. It is not clear from the plans is the subject actions changes the location or conditions of the applicant’s “Driveway Easement”, either parcel needs to traverse this area of exchange to access either lot, the driveway easement area should be amended to reflect it.

**DEPARTMENT COMMENTS:**

**ZEO** - see attached

**ENGINEERING** - see attached
CONSERVATION - see attached
SEWER -

ZONING:
The proposed transfer of land does not appear to create non-conforming setbacks, lot frontage, or lot size for 9 Strickland Road. It would appear that the reduction of lot area would not create a non-conforming building as the dwelling on 9 Strickland appears to be less than the 2,844 max. gross sq. ft. permitted based on the proposed amended lot size (existing dwelling appears to be about 2,000 sq. ft.).

The changes created by adding land to 133 East Putnam Ave. would appear to maintain or increase the setbacks on the structures on site. There is no minimum lot area requirement in the LBR-2 Zone.

OTHER APPROvals:
IWWA has provided a green sheet questionnaire which indicates no IWWA permits or approvals are required.

APPLICABLE REGULATIONS:
This application is regulated primarily by the Subdivision Regulations. Of particular significance are Sections 6-261(15), 6-283, 6-287, 6-296, 6-297. In addition, the Commission should also consider Sections 6-93, 6-104.1, 6-109 and 6-205 of the Building Zone Regulations.
ZONING ENFORCEMENT

Project No. PLPZ202100556- 558

Reviewed for Planning and Zoning Commission.

TITLE OF PLAN REVIEWED: GEH Properties, LLC.

LOCATION: 133 East Putnam & 9 Strickland Rd

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 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

Note: These comments do not represent Building Inspection Division approval. Plans subject to review by ZEO at time of building permit application.

Date: 1/24/2022
MEMORANDUM

TO: Patrick LaRow, Deputy Director, P & Z / Assistant Town Planner
FROM: Aleksandra Moch, Environmental Analyst
DATE: January 21, 2022
RE: GEH Properties LLC & Strickland Nine LLC, 133 East Putnam Avenue, PLPZ 2021 00556
Site plan by Rocco V. D’Andrea, Inc. dated June 17, 2021

I have reviewed the above-referenced plan and visited the site. The following comments are offered for your consideration:

1. The proposed pavement will expand the impervious surfaces of an already heavily paved site. To compensate for the loss in biological functions of this area it is recommended the applicant plant a native understory tree and 2-3 native shrubs in the southwestern corner of the site. Native herbaceous ground cover native beneficial to local pollinators should be planted along the northern property line.

2. Permeable surface should be considered for the new parking area to minimize the negative impact of pavement.

cc: Conservation Commission
DEPARTMENT OF PUBLIC WORKS – ENGINEERING DIVISION
SITE DEVELOPMENT REVIEW

Engineering Project No. 21-5(82)  Department Project No. Submittal Received Date: 12/22/2021
PLPZ202100556, 557, 558

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

PLAN SET INFORMATION

Plan Title: Zoning Location Survey (Parking Layout) Project Address: 133 East Putnam Avenue & 2 Strickland Road

Engineering Firm: Rocco V. D'Andrea, Inc.

DRAINAGE SUMMARY REPORT INFORMATION

Engineering Firm: Original Plan Date: 4/28/2021 Latest Plan Revision Date: 6/17/2021

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: 1/25/2022

COMMENTS AND CONDITIONS OF APPROVAL: See Comments Below

1. The following are some concerns for the Commission:
   a. If any spaces are to be assigned for employee only parking, consideration should be given to using space 1 & 7 since they will be more difficult to exit.
   b. The installation of parking space 9 will impact the current travel lane (see attached).
   c. The installation of parking space 9 will decrease the width behind the existing parking spaces to the north (see attached).
2. The proposed improvements will increase the impervious area (see attached) and the design will need to meet the Town of Greenwich Drainage Manual February 2012 (as amended) standards.
TOWN OF GREENWICH
Town Hall ~ 101 Field Point Road ~ Greenwich, CT 06830
Inland Wetlands & Watercourse Agency ~ 203-622-7736 ~ Fax 203-622-7764

PERMIT-NEED QUESTIONNAIRE

This form is NOT an IWWA Application

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

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

Contact information – Email or Cell Phone:

Authorized Agent: Heagney, Lennon & Slane, LLP
Address: 31 E Elm Street, Greenwich CT 06830

Contact information – Email or Cell Phone: Thomas J. Heagney (203) 661-8400 THeagney@hlsctlaw.com

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

ACTIVITY: [Check one]

☐ Addition ☐ Demolition ☐ Deck ☐ Garage ☐ Inter. renovations ☐
☐ New residence ☐ Tennis Court ☐ Pool ☐ Site Work/Landscaping ☑
☐ Septic ☐ Generator ☐ Other (specify) ☐ Lot Line Revision; Re-Zoning

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

FEE: $65 for reviews requiring a site visit

A PLOT PLAN IS REQUIRED SHOWING THE PROPOSED ACTIVITY.

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

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

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

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

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

Signature _______________________________ Date 12/9/2021

STAFF NOTES

Office Rev Date 12/9/2021 Field Inv Date 12/9/2021 WET/WC? YES ☑ NO TIDAL ☑
Action Required? YES ☑ NO ☐ If yes DR ☐ AA ☐ AR ☐ SIA ☐ Staff ???
Soils Report Date Author Soils
Comments: No inland wetlands

IWWA Questionnaire Revised 3/24/2020

INLAND WETLANDS AND WATERCOURSES AGENCY

Received
DEC 18, 2021

RECEIVED
Subdivision Application

Property Address: 133 East Putnam Avenue & 9 Strickland Road, Cos Cob, CT 06807  Tax ID: 08-1927/S: 08-2689/S
Property Owner: GEH Properties LLC & Strickland Nine LLC  Address: PO Box 500, Cos Cob, CT 06807
Email: ____________________________  Cell Phone: ____________________________  Other Phone: ________________
Applicant: GEH Properties LLC & Strickland Nine LLC Address: PO Box 500, Cos Cob, CT 06807
Email: ____________________________  Cell Phone: ____________________________  Other Phone: ________________
Authorized Agent: Heagney, Lennon & Slane, LLP Address: 31 East Elm Street, Greenwich, CT 06830
Email: THeagney@hsctlaw.com  Cell Phone: ____________________________  Other Phone: (203) 661-8400

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

Please select all relevant items below:
- [ ] Preliminary  - [x] Final  - [ ] Coastal
- [x] Subdivision  - [ ] Resubdivision  - [x] Lot Line Revision

Number of Lots:
- Existing: ______  Proposed: ______

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

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

History:
- Previous SB #: ____________________________
- GLR Map # of any previously filed subdivisions or surveys: 548, 5900, 6235, 8500

Utilities:
- [ ] Septic  - [x] Well  - [x] Sewer  - [x] Public Water

Health Permit needed and received? N/A

IWWA Permit received? N/A  IWWA Permit #: ____________________________

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

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

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

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

Property Owner 2: Strickland Nine LLC  Address: 137 Post Road, Cos Cob, CT 06807
Email:                      Cell Phone:                  Other Phone:                  
Signature:                  Date:                      

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

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

Applicant: GEH Properties LLC & Strickland Nine LLC  Address: PO Box 500, Cos Cob, CT 06807
Email:                      Cell Phone:                  Other Phone:                  
Signature:                  Date:                      

Authorized Agent: Heagney, Lennon & Slane, LLP  Address: 31 East Elm Street, Greenwich, CT 06830
Email: THeagney@hisctlaw.com  Cell Phone:                  Other Phone: (203) 661-8400
Signature:                  Date: 12/18/21
NARRATIVE

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

The property at 9 Strickland Rd. would be 7,900 square feet. The existing dwelling on the property is 2,060 square feet whereas 2,844 square feet would be permitted. The property at 9 Strickland Road would also have adequate parking and meet the front, rear and side setbacks.

This lot line revision would permit the addition of 8 parking spaces to the property at 133 East Putnam Avenue. This property is currently occupied by office/retail building on the Post Road and a dance studio on Cross Lane. Additional parking will assist with the drop off and pick up at the dance studio as well as additional parking for the commercial building.

In addition to the lot line revision application, applicant is submitting a coastal site plan application and special permit to reconfigure the parking to permit the 12 parking spaces. Currently there are 4 tandem parking spaces in this location. The entire area is currently impervious surface so there will be no increase runoff from the site. Lastly, the applicant proposes to relocate the zone line between the LBR-2 HO zone and the R-7 zone to incorporate this 4,703 square foot parcel within the LBR-2 HO zone.

Lot line revision, re-zoning and coastal site plan and special permit approvals are requested.

Respectfully Submitted,
Thomas J. Heagney
Dated: December 9, 2021
June 17, 2021

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

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

To Whom It May Concern:

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

GEH Properties LLC

[Signature]
June 17, 2021

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

RE: 9 Strickland Road, Cos Cob, CT 06807

To Whom It May Concern:

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

Strickland Nine LLC

[Signature]

[Handwritten Signature]
TOWN OF GREENWICH

AFFIDAVIT OF NOTIFICATION OF FINAL SITE PLAN, SPECIAL PERMIT, RE-ZONING AND LOT LINE REVISION APPLICATION TO PLANNING AND ZONING COMMISSION

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

I, THOMAS J. HEAGNEY, being first duly sworn, do hereby certify that on December 9, 2021, I caused to be mailed, postage prepaid, evidenced by certificate of mailing, to those persons whose names are set forth on Exhibit A attached hereto, a copy of the notice Exhibit B. Said persons are the record owners, as of December 9, 2021, as shown on the Town Tax Assessor’s Office records of property abutting and across the street from the property located at 133 East Putnam Avenue, Cos Cob, Connecticut for which applications requesting final site plan, special permit, re-zoning and lot line revision approval has been filed with the Greenwich Planning and Zoning Commission.

[Signature]

THOMAS J. HEAGNEY

Subscribed and sworn to before me this 9th day of December 2021

[Signature]

EMMA A. MUTINO
NOTARY PUBLIC
My Commission Expires Apr. 30, 2025
EXHIBIT A

Abutting property owners of 133 East Putnam Avenue:

8 Cross Lane LLC
200 Field Point Road
Greenwich, CT 06830
08-1793

100 East Putnam LLC
44 Amogerone Crossway
Greenwich, CT 06830
08-2821/S

Griff Realty LLC
PO Box 500
Cos Cob, CT 06807
08-3162/S

KRM Realty LLC
121 East Putnam Avenue
Cos Cob, CT 06807
08-2783/S

Putnam Avenue
850 Main Street
Bridgeport, CT 06604
08-2030/S

Strickland Holding
5 Strickland Road
Cos Cob, CT 06807
08-2115/S

Strickland Three LLC
PO Box 500
Cos Cob, CT 06807
08-2880/S

Sugarbush Glen LLC
1 Strickland Road
Cos Cob, CT 06807
08-3524/S

UB Greenwich II-OGCC LLC
321 Railroad Avenue
Greenwich, CT 06830
08-2822/S

Jeanne C. Miller
13 Strickland Road
Cos Cob, CT 06807
08-2689/S

Town of Greenwich
c/o Finance Dept.
101 Field Point Road
Greenwich, CT 06830
08-4527/S
EXHIBIT B

December 9, 2021

To Whom It May Concern:

Notice is hereby given that GEH Properties LLC and Strickland Nine LLC have filed an application with the Town of Greenwich Planning and Zoning Commission to request final coastal site plan, special permit, re-zoning and lot line revision approval for the properties located at 133 East Putnam Avenue and 9 Strickland Road in Cos Cob, Connecticut in order to provide eight (8) additional parking spaces at 133 East Putnam Avenue.

Further information regarding this application may be obtained at the Planning and Zoning Commission or this office.

Thomas J. Heagney

For information contact:
Planning and Zoning Commission
Town Hall, 101 Field Point Road
Greenwich, CT 06836
Tel: 203-622-7753
December 9, 2021

To Whom It May Concern:

Notice is hereby given that GEH Properties LLC and Strickland Nine LLC have filed an application with the Town of Greenwich Planning and Zoning Commission to request final coastal site plan, special permit, re-zoning and lot line revision approval for the properties located at 133 East Putnam Avenue and 9 Strickland Road in Cos Cob, Connecticut in order to provide eight (8) additional parking spaces at 133 East Putnam Avenue.

Further information regarding this application may be obtained at the Planning and Zoning Commission or this office.

For information contact:
Planning and Zoning Commission
Town Hall, 101 Field Point Road
Greenwich, CT 06836
Tel: 203-622-7753
CERTIFICATE OF TITLE

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

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

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

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

HEAGNEY, LENNON & SLANE, LLP

By: Thomas J. Heagney
<table>
<thead>
<tr>
<th>Date</th>
<th>Book</th>
<th>Page</th>
<th>Conveyance</th>
</tr>
</thead>
<tbody>
<tr>
<td>February 7, 1946</td>
<td>406</td>
<td>297</td>
<td>Deed from Robert A. Lee and Edward L. Tracy to The Greenwich Title Company</td>
</tr>
<tr>
<td>July 1, 1946</td>
<td>413</td>
<td>217</td>
<td>Deed from The Socony-Vacuum Oil Company, Incorporated to The Greenwich Title Company</td>
</tr>
<tr>
<td>September 3, 1954</td>
<td>520</td>
<td>455</td>
<td>Deed from The Greenwich Title Company to Griffith E. Harris</td>
</tr>
<tr>
<td>November 2, 1954</td>
<td>524</td>
<td>83</td>
<td>Deed from The Greenwich Trust Company (by merger to The Greenwich Title Company) to The Tod Realty Company</td>
</tr>
<tr>
<td>May 8, 1962</td>
<td>668</td>
<td>366</td>
<td>Corrective Deed from The State National Bank of Connecticut (by merger to The Greenwich Trust Company) to The Tod Realty Corporation</td>
</tr>
<tr>
<td>May 8, 1962</td>
<td>668</td>
<td>368</td>
<td>Assignment/Quit Claim Deed from The State National Bank of Connecticut to The Tod Realty Corporation</td>
</tr>
<tr>
<td>May 9, 1962</td>
<td>668</td>
<td>370</td>
<td>Deed from The Tod Realty Corporation to John C. Callahan and Ann L. Callahan</td>
</tr>
<tr>
<td>March 17, 1982</td>
<td>1252</td>
<td>297</td>
<td>Quit Claim Deed from Ann L. Callahan to John C. Callahan</td>
</tr>
<tr>
<td>August 11, 2010</td>
<td>5992</td>
<td>4</td>
<td>Quit Claim Deed from John C. Callahan to GEH Properties LLC</td>
</tr>
</tbody>
</table>
Jennie E. Tole, husband and wife, to Pawcett Publications, Inc., for $6,500.00 dated November 12th, 1946, and recorded in the Greenwich Land Records in Book 406, at page 229 reference thereto being had for a more particular description of said premises.

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

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

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

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

Signed, Sealed and Delivered

In presence of

William C. Strong
William R. Lonergan

PANCETT PUBLICATIONS, INC. (SEAL)
By Gordon W. Pawcett (L.S.)

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

February 7, 1946

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

William C. Strong, Notary Public

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

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

KNOW YE, THAT ROBERT A. LER and EDWARD L. TRACY, both of the Town of Greenwich, County of Fairfield and State of Connecticut, and THE GREENWICH TRUST COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Connecticut, located and doing business in the said Town of Greenwich, acting herein by Hugh D. Marshall, its Vice-President and F. R. Gilborn, Jr., its Secretary, both hereunto duly authorized,

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

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

Beginning at a point in the westerly side of Strickland Road in said Town of Greenwich at a point 39.76 feet northerly from the division line between premises of said Lee and Tracy and land of one Scott, and running thence through land of said Lee and Tracy S. 71° 24' W. 70 feet, more or less, to land of The Greenwich Title Company, and running thence along land of The Greenwich Title Company N. 18° 54' W. 4 ft and, more or less, N. 71° 09' W. 12.66 feet, N. 18° 51' E. 10.0 feet and N. 71° 19' E. 89.7 feet to Strickland Road, and running thence along said Strickland Road S. 16° 23' W. 13.92 feet to the point and place of beginning.

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

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

SIGNED, SEALED AND DELIVERED

IN PRESENCE OF

Mary W. Lee
P. Kline Peterson
Alma Rebholing
Olga Pirine

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

Robert a. Lee
Edward L. Tracy
THE GREENWICH TRUST COMPANY
By Hugh D. Marshall
Its Vice-President
F. R. Glisborne, Jr.
Its Secretary

February 6th A.D., 1946

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD
TOWN OF GREENWICH

Personally appeared Robert A. Lee and Edward L. Tracy, signers and sealers of the foregoing instrument, and acknowledged the same to be their free act and deed, before me.

J. Albert Hughes, Commissioner Superior Court for Fairfield County

February 6th A.D., 1946

Received For Record Feb. 7, 1946 at 1:53 P.M. and recorded by-

Town Clerk

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

KNOW YE, THAT THE GREENWICH TITLE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Connecticut, located and doing business in the Town of Greenwich, County of Fairfield and State of Connecticut, acting herein by Edward L. Tracy, its Vice-President, and C. K. Anderson, its Secretary-Treasurer, both hereunto duly authorized, for the consideration of One ($1.00) Dollar and other valuable considerations, received to its full satisfaction of THE GREENWICH TRUST COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Connecticut, located and doing business in the said Town of Greenwich,

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

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

Beginning at a point in the southerly side of the Boston Post Road, also sometimes known as East Putnam Avenue, 34.60 feet easterly from the division line between other premises of The Greenwich Title Company and land of the Standard Oil Company of New York, as measured along the southerly side of said Boston Post Road, and running thence along said Boston Post Road N. 78° 18' 10" E. 25.06 feet, S. 88° 59' 20" E. 17.06 feet, S. 78° 50' 4" E. 4.66 feet, S. 70° 44' 5" E. 10.03 feet to the westerly side of Strickland Road, and running thence along the westerly side of Strickland Road S. 39° 54' 10" E. 10.1 feet, S. 25° 17' 10" E. 10.12 feet and S. 10° 23' 5" E. 10.17 feet to other land of The Greenwich Title Company, and running thence through other
TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW, That SOCONY-VACUUM OIL COMPANY, INCORPORATED, a corporation organized under the laws of the State of New York, having its principal office and place of business at 66 Broadway, in the Borough of Manhattan, City, County and State of New York, originally named Standard Oil Company of New York, that name having been duly changed on July 30th, 1921 to Socony-Vacuum Corporation and thereafter on May 31st, 1934 duly changed to SOCONY-VACUUM OIL COMPANY, INCORPORATED, Grantor, for the consideration of One Hundred Dollars ($100.00) and other good and valuable considerations, received to its full satisfaction of the GRANTOR TITLE COMPANY, a Connecticut corporation organized under the laws of the State of Connecticut, having its principal place of business in the Town of Fairfield, County of Fairfield and State of Connecticut, Grantee, does give, grant, convey, sell and convey unto the said Grantee all its right, title and interest in and to

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

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

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

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

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

Thence South one degree two minutes West (S. 1° 02' W.) along the easterly line of land now or formerly of Clarence J. Scott twenty-one and thirty one hundredths (21.30) feet to the northerly line of land now or formerly of John W. Gilson;

Thence North eighty-three degrees thirty-three minutes thirty seconds West (N. 83° 33' 30" W.) along the said northerly line of land now or formerly of John W. Gilson one hundred forty-four and ninety-three one hundredths (144.93) feet to the point in the easterly side of Cross Lane distant twenty-three and fourteen one hundredths (23.14) feet southerly from the point or place of beginning; when measured along the easterly side of Cross Lane;

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

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

BEING a portion of the premises conveyed to Grantee under its then name Standard Oil Company of New York by deed dated July 1st, 1929 from John W. Gilson, recorded in the Land Records of the Town Clerk of the Town of Greenwich in book 229 at page 356 on July 3, 1929.

EXCEPTING and RESERVING unto the said Grantee, its successors, assigns, agents, employees,
BOOK 413 MISCELLANEOUS

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

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

In witness whereof, the grantor has caused its corporate seal to be hereunto affixed and these presents to be signed by its duly authorized officer on the 16th day of June A.D. 1940.

Attest:
A. F. Noble
A. F. Noble, Ass't Secretary

WITNESS:
A. J. Beely
A. J. Beely

STATE OF NEW YORK
COUNTY OF NEW YORK

Personally appeared J. C. Case of SOCONY-VACUUM OIL COMPANY, INCORPORATED, signor and a seller of the foregoing instrument and acknowledged the same to be his free act and deed and the free act and deed of said SOCONY-VACUUM OIL COMPANY, INCORPORATED.

(Notary Seal)

STATE OF NEW YORK
COUNTY OF NEW YORK

I, ARCHIE W. WATSON, County Clerk and Clerk of the Supreme Court, New York County, the place being a Court of Record having by law a seal, do hereby certify, that A. J. Beely whose name is subscribed to the annexed deposition, certificate of acknowledgment or proof, was at the time of taking the same a Notary Public acting in an official capacity for said County, duly commissioned and sworn, not qualified to act as such; that he has filed in the Clerk's office of the County of New York a certificate of his appointment and qualification as a Notary Public for the County of Nassau with his autograph signature; that as such Notary Public he was duly authorized by the laws of the State of New York to protest notes, to take and certify acknowledgments, to administer oaths and affirmations, to take affidavits and certify, the acknowledgment or proof of deeds and other written instruments for lands, tenements and hereditaments to be read in evidence or recorded in this State. And further, that I am well acquainted with the handwriting of such Notary Public, or have compared the signature of such officer with his autograph signature filed in my office, and believe that the signature to the said instrument is genuine.

In witness whereof, I have hereto set my hand and affixed my official seal this 16th day of June 1940.

[Seal]

Received for record July 1, 1940 at 4:15 P.M. and recorded by

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

KNOW YE, THAT I, W. K. KINSEY ALDR., Insurance Commissioner of the State of Connecticut, as successor receiver of The Western Connecticut Title and Mortgage Company, a corporation organized and existing under the laws of said State, and located in the Town of Stamford, County of Fairfield, in said State

for the consideration of One (1) Dollar and other valuable considerations
TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, THAT THE GREENWICH TRUST COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Connecticut, located and doing business in the Town of Greenwich, County of Fairfield and State of Connecticut, acting herein by John F. Galvin, Jr., its Vice-President, and George F. Barbour, its Assistant Treasurer, both hereunto duly authorized, the Successor by Merger to The Greenwich Title Company, for the consideration of ONE ($1.00) DOLLAR and other valuable considerations, received to its full satisfaction of GRIFFITH E. HARRIS of the said Town of Greenwich, DOES GIVE, GRANT, BARGAIN, SELL AND CONFIRM, unto the said GRIFFITH E. HARRIS,

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

Beginning at a point formed by the intersection of the westerly line of Strickland Road with the division line between the premises hereby conveyed and land now or formerly of Lee and Tracy comprising a right-of-way, and running thence along said land now or formerly of Lee and Tracy S. 71° 19' W. 47.47 feet and thence northwesterly and running thence along other land of the Grantor N. 16° 36' W. 30.18 feet to the westerly line of Strickland Road, and running thence along the westerly line of Strickland Road S. 16° 23' E. 30.18 feet to the point or place of beginning.

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

Beginning at the southeast corner of the tract above described and running thence along Strickland Road S. 16° 23' E. 12.92 feet, thence along land now or formerly of Lee and Tracy S. 71° 24' W. 71.72 feet, and running thence along other land of the Grantor N. 18° 30' E. 24.66 feet and N. 71° 19' E. 12.27 feet, thence along the tract above described S. 18° 30' E. 11.55 feet and N. 71° 19' E. 47.57 feet to the point of beginning.

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

First Tract: All that certain tract of land more particularly shown and designated upon a certain map entitled "Plan Showing Right of Way over property of Standard Oil Company of N. Y. Inc. Greenwich, Conn., made by S. E. Minor & Co., Inc., Civil Engineers, Greenwich, Conn., dated December 7, 1952, and on file in the Office of the Town Clerk of Greenwich at Map No. 2357, reference thereto being had for a more particular description of said premises.

Second Tract: Beginning at a point on the division line between land of the Grantor and land of the Socony-Vacuum Oil Company, Incorporated, which point is located 79.03 feet as measured southerly along said division line from the southerly line of East Putnam Avenue, and running thence through land of the Grantor N. 71° 19' E. 314.9 feet, and running thence along the right-of-way first described above S. 10° 51' E. 19.0 feet, S. 71° 09' W. 12.56 feet, and running thence along said right-of-way and land now or formerly of Lee and Tracy S. 15° 31' W. 36.66 feet, and running thence along land now or formerly of Scott S. 73° 20' E. 21.75 feet, and running thence along said premises shown on the map on file in the Office of the Town Clerk of Greenwich as Map No. 2357 and along land now or formerly of the Socony-Vacuum Oil Company, Incorporated, N. 10° 41' W. 47.22 feet to the point or place of beginning.

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

Said premises are conveyed subject to the following:

1. Zoning and Town Planning Laws, Rules and Regulations as established in and for the Town of Greenwich.

2. Town of Greenwich Tax on the List of June 1, 1954, due and payable in January and July, 1955, which tax the Grantee assumes and agrees to pay.

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

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

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

IN WITNESS WHEREOF, the said THE GREENWICH TRUST COMPANY has hereunto set its corporate name and affixed its corporate
seal by John P. Calvin, Jr., its Vice-President, and George P. Barbour, its Assistant Treasurer, both hereunto duly authorized, this 31st day of September, A.D., 1924.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

[Signature]

By: [Signature]

John P. Calvin, Jr.
Vice-President

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

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

[Signature]
Notary Public

[Stamp]

Received for Record SEP 3, 1954 at 11:55 A.M. at
[Stamp]
TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

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

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

FIRST TRACT: Beginning at a point formed by the intersection of the division line between the premises hereby conveyed and land now or formerly of the Socony Vacuum Oil Company, Incorporated, with the southerly line of East Putnam Avenue, and running thence along the southerly line of said highway N. 70° 39' E. 34.26 feet, and running thence along other land now or formerly of the Grantor S. 10° 50' E. 40.39 feet, S. 71° 19' W. 0.25 feet, and running thence along other land now or formerly of the Grantor and land now or formerly of Lee and Tracy S. 15° 51' E. 40.06 feet, and running thence along said land now or formerly of Lee and Tracy S. 71° 3' W. 12.56 feet and S. 18° 36' E. 35.85 feet, and running thence along land now or formerly of Scott S. 75° 20' W. 23.73 feet, and running thence along the Third Tract hereby conveyed and land now or formerly of said Socony Vacuum Oil Company, Incorporated, S. 16° 49' W. 126.25 feet to the point of place of beginning.

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

Beginning at the division line between said right-of-way and other land now or formerly of the Grantor with the westerly line of Strickland Road, and running thence along said westerly line of Strickland Road S. 10° 23' E. 13.92 feet, and running thence through land now or formerly of Lee and Tracy S. 71° 24' W. 71.72 feet more or less to the premises
described above, and running thence along said premises N. 18° 30' W. 3.76 feet more or less, N. 73° 9' E. 12.56 feet and S. 18° 51' W. 10.0 feet, and running thence along other land now or formerly of the Grantee N. 71° 19' E. 59.7 feet to the point or place of beginning.

SECOND TRACT: Beginning at the point formed by the intersection of the division line between the premises hereby conveyed and land of Griffith E. Harris with the westerly line of Strickland Road, and running thence along said land of Harris S. 71° 16' 30" W. 38.22 feet, thence through land of the Grantee E. 18° 51' 30" W. 25.11 feet, N. 71° 23' 55" E. 13.00 feet, N. 61° 18' 25" E. 19.85 feet, S. 79° 29' 15" E. 0.99 feet and N. 71° 16' 30" E. 1.58 feet to the westerly line of Strickland Road, thence along Strickland Road N. 39° 50' E. 5.67 feet, S. 25° 15' 18° 11.12 feet and S. 16° 23' E. 10.09 feet to the point of beginning.

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

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

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

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

Together also with all the rights and privileges, but subject nevertheless to the provisions contained in a certain Agreement dated February 9, 1946, between The Greenwich Title Company, The Greenwich Trust Company and Edward L. Tracy and Robert A. Lee.

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

Beginning at the southeast corner of the First Tract hereby conveyed and running thence along land now or formerly of Scott W. 35° 20' E. 21.75 feet and running thence along land now or formerly of Lee and Tracy N. 10° 30' W. 18.66 feet, N. 71° 9' E. 12.56 feet and N. 18° 51' W. 10.0 feet and running thence through the First Tract hereby conveyed.
S. 71° 19' W. 334.30 feet to land now or formerly of the Socony-Vacuum Oil Company, Incorporated, and running thence along said land now or formerly of the Socony-Vacuum Oil Company, Incorporated, and the Third Trust hereby conveyed S. 12° 41' E. 97.22 feet to the point or place of beginning.

Said premises are conveyed subject also to the following:

1. Zoning and Town Planning Laws, Rules and Regulations as established in and for the Town of Greenwich.

2. Town of Greenwich Tax on the list of June 1, 1959, due and payable in January and July, 1959, which tax the Grantee assumes and agrees to pay.

3. Sewer Maintenance Tax on the list of June 1, 1959, due and payable in May, 1959, which tax the Grantee assumes and agrees to pay.

4. Existing tenancy of The Rosemary Laundry and Cleaning, Incorporated.

5. Eight-year granted in Deed from the Grantee to Griffith E. Hopp dated September 3, 1959, and recorded in the Greenwich Land Records on September 3, 1959.

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

IN WITNESS WHEREOF, the said THE GREENWICH TRUST COMPANY has hereunto set its corporate name and affixed its corporate seal by John P. Calting, Jr., its Vice-President, and George F. Babcock, its Assistant Treasurer, both hereunto duly authorized, this 24th day of November, A.D. 1959.

SIGNED, SEALD and DELIVERED THE GREENWICH TRUST COMPANY IN THE PRESENCE OF:

[Signature]

[Signature]

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

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

[Signature]

Notary Public.

Know All Men by these Presents, THAT I, CLARENCE J. SCOTT, of the Town of Greenwich, County of Fairfield and State of Connecticut do hereby release and discharge a certain mortgage from JAMES A. REDA and EMILY C. REDA, to me dated November 1st, 1924 and recorded in the records of the Town of Greenwich in the County of Fairfield and State of Connecticut in Book 205 at page 366, said mortgage and the note thereby secured having been fully paid and satisfied.

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

[Signature]

CLARENCE J. SCOTT

Signed, Sealed and Delivered in the presence of

[Signature]

Mary A. Kennedy

State and County of Fairfield, Greenwich, October 20th, A.D. 1926.

Personally appeared

CLARENCE J. SCOTT

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

[Signature]

Notary Public.

Received for Record 1 NOV 1934 1:45 P.M. America/New_York

[Signature]

Registrar for Records 1 NOV 1934 1:45 P.M. America/New_York
TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

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

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

Beginning at a point formed by the intersection of the division line between the premises hereby conveyed and land now or formerly of the Sococo Vacuum Oil Company, Incorporated, with the southerly line of East Putnam Avenue, and running thence along the southerly line of said highway North 68° 22' East .34 feet North 70° 39' East 34.26 feet, and running thence along land now or formerly of Richard Webb and Anne B. Webb South 18° 38' East 49.39 feet, South 71° 19' West 0.35 feet, and running thence along other land now or formerly of said Richard Webb and Anne B. Webb and land now or formerly of Anthony S. Pagano, Sr. and Mary Theresa Pagano South 18° 51' East 40.06 feet, and running thence along said land now or formerly of Anthony S. Pagano, Sr. and Mary Theresa Pagano South 71° 9' West 12.96 feet and South 18° 34' East 36.68 feet, and running thence along land now or formerly of Leo Hoffman and Henrietta L. Hoffman South 73° 20' West 21.75 feet, and running thence along other land of the Grantee and land now or formerly of said Sococo Vacuum Oil Company, Incorporated, North 18° 49' West 126.25 feet to the point or place of beginning.
This deed is given to correct a certain deed from The Greenwich Trust Company, successor by merger to The Greenwich Title Company to the Grantee, dated November 2, 1954, and recorded in the Greenwich Land Records in Book 324 at Page 83, in which said deed the first course and distance contained in the above description, namely, North 68° 22' East 34 feet, was inadvertently omitted.

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

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

IN WITNESS WHEREOF, THE STATE NATIONAL BANK OF CONNECTICUT,

by John F. Galvin, Jr. its Vice President, as aforesaid, has hereunto set its corporate name and affixed its corporate seal this 5th day of May, A.D., 1962.

Signed, sealed and delivered in the presence of:

[Signature]

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

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

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

[Signature]

Notary Public

Received for Record MAY 8 1962 at 4:03 P.M. Attest ANN W. McFARRAN  Wm. M. F. 11:58
TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

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

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

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

Signed, sealed and delivered in the presence of:

[Signature]

THE STATE NATIONAL BANK OF CONNECTICUT

By [Signature]

John P. Calven, Jr.

Its Vice-President

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

ss: Greenwich

May 8, 1962

On this the 8th day of May, 1962, before me, William L. Culbert, III, the undersigned officer, personally appeared John F. Calven, Jr., who acknowledged himself to be the Vice-President of the State National Bank of Connecticut, a corporation, and that he as such Vice-President was authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as

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

[Signature]

William L. Culbert, III

Notary Public

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

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

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

FIRST TRACT: Beginning at a point formed by the intersection of the division line between the premises hereby conveyed and land now or formerly of the Socony Vacuum Oil Company, Incorporated, with the southerly line of East Putnam Avenue, and running thence along the southerly line of said highway North 68° 22' East 0.34 feet North 70° 39' East 34.26 feet, and running thence along land now or formerly of Richard Webb and Anne B. Webb South 18° 58' East 49.39 feet, South 71° 19' West 0.35 feet, and running thence along other land now or formerly of said Richard Webb and Anne B. Webb and land now or formerly of Anthony S. Pagano, Sr. and Mary Theresa Pagano South 18° 51' East 40.06 feet, and running thence along said land now or formerly of Anthony S. Pagano, Sr. and Mary Theresa Pagano South 71° 9' West 12.36 feet and South 18° 34' East 38.68 feet, and running thence along land now or formerly of Leo Hoffman and Henrietta L. Hoffman South 75° 20' West 21.75 feet, and running thence along the Second Tract herein described and land now or formerly of said Socony Vacuum Oil Company, Incorporated, North 18° 49' West 126.25 feet to the point or place of beginning.

Together with the right to use in common with others to whom such right has been or may hereafter be granted for all purposes of travel a certain right-of-way more particularly bounded and described as follows:
Beginning at the division line between said right-of-
way and land now or formerly of Griffith E. Harris with the
westerly line of Strickland Road, and running thence along
said westerly line of Strickland Road South 16° 23' East
13.92 feet, and running thence along land now or formerly of
Anthony S. Pagano, Sr. and Mary Theresa Pagano South 71° 24'
West 71.72 feet more or less to the premises described above,
and running thence along said premises North 18° 36' West
3.76 feet more or less, North 71° 9' East 12.56 feet and North
18° 51' West 10.0 feet, and running thence along other land
now or formerly of Richard Webb and Anne B. Webb and Griffith
E. Harris North 71° 19' East 59.7 feet to the point or place
of beginning.

SECOND TRACT: Beginning at a point formed by the inter-
section of the division line between the premises hereby con-
veyed and land now or formerly of Katherine A. Moylan with the
easterly line of Cross Lane, and running thence along the
easterly line of said Cross Lane, North 31° 18' East 23.14
feet to land now or formerly of Socony Vacuum Oil Company, In-
corporated, and running thence along said land now or formerly
of Socony Vacuum Oil Company, Incorporated, South 88° 54' East
90.0 feet and North 60° 27' 30" East 72.78 feet to the first
tract described, and running thence along said first tract,
South 18° 49' East 60.21 feet to land now or formerly of Leo
Hoffman and Henrietta L. Hoffman and running thence along said
land now or formerly of Leo Hoffman and Henrietta L. Hoffman,
South 89° 36' West 39.2 feet and South 40° 18' 30" East 21.3
feet to land now or formerly of Katherine A. Moylan, and
running thence along said land now or formerly of said Katherine
A. Moylan North 88° 54' West 144.93 feet to the point or place
of beginning.

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

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

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

Said premises are conveyed subject to:

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

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

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

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

5. Future single plant sewer construction assessments when levied.

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

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


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


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


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

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

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

IN WITNESS WHEREOF, THE TOD REALTY CORPORATION, to its

President, aforesaid, has hereunto set its hand and seal this 6th day of May, 1962.

Signed, Sealed and Delivered in Presence of:  

By:  

FRED E. SHEPARD, Its President

David M. Wise

Wirtiner P. Barnes
STATE OF CONNECTICUT  
COUNTY OF FAIRFIELD  

Stamford, May 5, 1962

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

David H. Wise
Commissioner of the Superior Court

State of Connecticut,  
District of Stamford,  

Court of Probate,  

April 30, 1962.

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

Doris Skelley and Shirley W. Hood, Executors.

Received in court May 9, 1962. at 8:30 a.m. by the Clerk.  

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

KNOW YE THAT

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

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

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

(Releasor)

for the terms "Releasor" and "Releasee" to include the plural and the use of the masculine gender to include all genders, does remise, release and forever QUIT-CLAIM unto the said releasee,

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

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

FIRST TRACT: Beginning at a point formed by the intersection of the division line between the premises hereby conveyed and land now or formerly of the Sconset Vacuum Oil Company, Incorporated, with the southerly line of East Putnam Avenue, and running thence along the southerly line of said highway South 68° 22' East 0.34 feet, North 70° 39' 34.26 feet, and running along land now or formerly of Richard Webb and Anne B. Webb South 18° 58' East 49.39 feet, South 71° 19' West 0.35 feet, and running thence along other land now or formerly of said Richard Webb and Anne B. Webb and land now or formerly of Anthony S. Pagano, Sr. and Mary Theresa Pagano South 18° 51' East 40.06 feet, and running thence along said land now or formerly of Anthony S. Pagano, Sr. and Mary Theresa Pagano South 1° 9' West 12.56 feet and South 18° 34' East 38.68 feet, and running thence along land now or formerly of Leo Hoffman and Henrietta L. Hoffman South 75° 20' West 21.75 feet and running thence along the Second Tract herein described and land now or formerly of said Sconset Vacuum Oil Company, Incorporated, North 18° 49' West 126.25 feet to the point or place of beginning.

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

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

(Continued on the Reverse Side Hereof)

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

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

Signed, Sealed and Delivered
in presence of:

[Signature]

Rebecca C. Barnum
Ann L. Callahan, Individually & as Trustee

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

Personally appeared Ann L. Callahan

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

and as such Trustee.

[Signature]

Robert C. Barnum, Jr.

Notary Public—Commissioner of the Superior Court
Sr. and Mary Theresa Pagano South 71° 24' West 71.72 feet more or less to the premises described above, and running thence along said premises North 18° 34' West 3.76 feet more or less, North 71° 59' East 12.56 feet and North 18° 51' West 10.0 feet, and running thence along other land now or formerly of Richard Webb and Anne B. Webb and Griffith E. Harris North 71° 19' East 59.7 feet to the point or place of beginning.

SECOND TRACT: Beginning at a point formed by the intersection of the division line between the premises hereby conveyed and land now or formerly of Katherine A. Hoylan with the easterly line of Cross Lane, and running thence along the easterly line of said Cross Lane, North 31° 18' East 23.14 feet to land now or formerly of Socony Vacuum Oil Company, Incorporated, and running thence along said land now or formerly of Socony Vacuum Oil Company, Incorporated, South 88° 56' East 90.0 feet and North 60° 27' 30" East 77.78 feet to the first tract described, and running thence along said first tract, South 18° 69' East 40.21 feet to land now or formerly of Leo Hoffman and Henrietta L. Hoffman and running thence along said land now or formerly of Leo Hoffman and Henrietta L. Hoffman, South 89° 38' West 59.2 feet and South 4° 18' 30" East 21.3 feet to land now or formerly of Katherine A. Hoylan, and running thence along said land now or formerly of said Katherine A. Hoylan North 88° 54' West 144.93 feet to the point or place of beginning.

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

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

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

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

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

SAID TRACTS ARE CONVEYED TOGETHER WITH all rights of way now appurtenant thereto, and together with a permanent right-of-way for all lawful purposes over the "Right-of-Way" as shown on a certain map entitled "Property of John C. Callahan, et als Greenwich, Conn." made by S. E. Minor & Co., Inc., Civil Engineers, Greenwich, Conn., June 2, 1941, on file in the Greenwich Town Clerk's Office as Map No. 5700.
QUIT-CLAIM DEED

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

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

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

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

In The Presence Of:

[Signatures]

Witness

Witness

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

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

In Witness Whereof, I hereunto set my hand.

[Signatures]

Conveyance Tax Received

Town Clerk of Greenwich

Notary Public

Comm. Svr. CT
SCHEDULE A

PROPERTY DESCRIPTION

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

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

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

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

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

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

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

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

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


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

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

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

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

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


Received for Record AUG 11 2010 at 2:17 P. M. Attest ____________________________

Town Clerk
CERTIFICATE OF TITLE

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

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

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

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

HEAGNEY, LENNON & SLANE, LLP

By: [Signature]

Thomas J. Heagney
<table>
<thead>
<tr>
<th>Date</th>
<th>Book</th>
<th>Page</th>
<th>Conveyance</th>
</tr>
</thead>
<tbody>
<tr>
<td>March 22, 1912</td>
<td>132</td>
<td>371</td>
<td>Warrantee Deed from George W. Scott to Clarence J. Scott</td>
</tr>
<tr>
<td>June 23, 1948</td>
<td>430</td>
<td>483</td>
<td>Executor's Deed from Florence A. Scott, Executrix under LW&amp;T of Clarence J. Scott, to Leo Hoffman and Henrietta Hoffman</td>
</tr>
<tr>
<td>September 28, 1970</td>
<td>805</td>
<td>204</td>
<td>Quit Claim Deed from Leo Hoffman and Henrietta Hoffman to Harry E. Penden, Jr.</td>
</tr>
<tr>
<td>September 28, 1970</td>
<td>805</td>
<td>206</td>
<td>Quit Claim Deed from Harry E. Penden, Jr. to Leo Hoffman and Henrietta Hoffman</td>
</tr>
<tr>
<td>July 26, 1972</td>
<td>837</td>
<td>249</td>
<td>Warranty Deed from Leo Hoffman and Henrietta Hoffman to John C. Callahan, Trustee</td>
</tr>
<tr>
<td>March 17, 1982</td>
<td>1252</td>
<td>293</td>
<td>Quit Claim Deed from John C. Callahan, Trustee to John C. Callahan</td>
</tr>
<tr>
<td>March 17, 1982</td>
<td>1252</td>
<td>294</td>
<td>Quit Claim Deed from John C. Callahan to Ann L. Callahan</td>
</tr>
<tr>
<td>March 17, 1982</td>
<td>1252</td>
<td>296</td>
<td>Quit Claim Deed from John C. Callahan, Trustee to Ann L. Callahan, Trustee</td>
</tr>
<tr>
<td>March 17, 1982</td>
<td>1252</td>
<td>297</td>
<td>Quit Claim Deed from Ann L. Callahan to John C. Callahan</td>
</tr>
<tr>
<td>January 2, 1998</td>
<td>3016</td>
<td>171</td>
<td>Quit Claim Deed from Ann L. Callahan and Ann L. Callahan, Trustee to James D. Callahan</td>
</tr>
<tr>
<td>June 5, 1998</td>
<td>3093</td>
<td>220</td>
<td>Quit Claim Deed from Ann L. Callahan and Ann L. Callahan, Trustee to James D. Callahan</td>
</tr>
<tr>
<td>March 17, 1999</td>
<td>3240</td>
<td>139</td>
<td>Correction Deed from Ann L. Callahan and Ann L. Callahan, Trustee to James D. Callahan</td>
</tr>
<tr>
<td>May 11, 2006</td>
<td>5172</td>
<td>178</td>
<td>Warranty Deed from James D. Callahan to William Joyce</td>
</tr>
<tr>
<td>December 4, 2014</td>
<td>6821</td>
<td>204</td>
<td>Warranty Deed from William Joyce to Joyce Van Lines, Inc.</td>
</tr>
<tr>
<td>April 20, 2017</td>
<td>7233</td>
<td>29</td>
<td>Warranty Deed from Joyce Van Lines, Inc. to Griffith E. Harris</td>
</tr>
<tr>
<td>July 2, 2018</td>
<td>7404</td>
<td>19</td>
<td>Warranty Deed from Griffith E. Harris to Strickland Nine LLC</td>
</tr>
</tbody>
</table>
BOOK 132. WARRANTEE DEED.

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

KNOW YE THAT I, GEORGE W. SCOTT, of the Town of Greenwich, County of Fairfield, and State of Connecticut, for the consideration of one ($1.00) Dollar and other valuable considerations, received to my full satisfaction of CLARENCE J. SCOTT, of said Town of Greenwich,

Do give, grant, bargain, sell and convey unto the said CLARENCE J. SCOTT all those three certain pieces or parcels of land, together with the buildings and improvements thereon, lying and being at Cos Cob, (so-called) in said Greenwich, bounded and described as follows: 1st. Track, bounded Northwesterly by land of John Gilman & Alfred Slater 130 feet, Easterly by Highway 70 feet, Southerly by land of said Edward Head, 145 feet and westerly by land of John Gilman 40 feet. 2nd. Track, commencing at the southeasterly corner of land of said Gannor where the said Tracts join the northeasterly corner of land of Augustus Head, et al., and the westerly side of the highway and running westerly along the westerly side of said Tracts and land of John Gilman, one hundred and fifty (150) feet, thence southerly through land of said Head, fifteen (15) feet more Easterly through land of said Head, and parallel with said northernly line one hundred and fifty (150) feet to said highway thence northerly along the westerly side of said highway fifteen (15) feet to the point or place of beginning. 3rd. Track, commencing at a point formed by the intersection of the southeasterly corner of land of said Gannor and the northwesterly corner of the premises hereby conveyed and the westerly side of the highway leading from Post road to Cos Cob, thence westerly along the southerly side of land of said Gannor, one hundred and fifty (150) feet, thence southerly through land of Augustus Head, et al., twenty-five (25) feet thence westerly through land of said Head and parallel with said northerly line one hundred and fifty eight (158) feet to the westerly side of said highway at a point twenty five (25) feet from the point of beginning, thence westerly along the westerly side of said highway twenty five (25) feet to the point and place of beginning.

The first of said Tract, being the same premises conveyed to the Grantor by Edward Head as Warranty deed dated August 30, 1874, and recorded in the Greenwich Land Records in Book 42 at page 167. The second and third of said Tracts were conveyed to the Grantor by Augustus Head et al., by Warranty deeds dated Apr. 4, 1893 and Jan. 3, 1899 and recorded in said Land Records in book 72 at page 154, and Book 97 at Page 31, respectively.

To have and to hold the above granted and bargained premises, with the privileges and appurtenances thereof unto him the said Grantor his heirs and assigns forever to him and their proper use and benefit. And also I, the said Grantor, do for my self and my heirs, executors, and administrators concur with the said Grantor, to his heirs and assigns, that at and until the enrolling of these presents, I am well seized of the premises, as a good indefeasible estate in fee simple; and have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever.

And Furthermore, I, the said Grantor do, by these presents, bind my self and my heirs forever to warrant and defend the above granted and bargained premises to him the said Grantee, his heirs and assigns, against all claims and demands whatsoever.

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

[H. R. Scott]

Walter H. Scott

William A. Fook

STATE OF CONNECTICUT,
FAIRFIELD COUNTY,

in the County of Greenwich, this 31st day of March, 1912.

Personally appeared, GEORGE W. SCOTT, Signer and Sealer
of the foregoing instrument, and acknowledged the same to be his free act and deed before me.

[Seal]

Edmond H. Reed
Notary Public
for the State of Connecticut.
BOOK 430 MISCELLANEOUS

STATE OF CONNECTICUT )
COUNTY OF WILMINGTON )

As: Willimantic

June 21, 1948

Personally appeared RACHEL C. EVANS, Executrix as aforesaid, signer and sealer of the
foregoing instrument and acknowledged the same to be her free act and deed as such Executrix
before me. I hereby certify that the United States Internal Revenue
(Notary Seal) Stamp to the amount of $10.00

E. S. Warner, Notary Public

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


 JEREMIAH H. RAY

vs.

ALFRED C. EVANS and GERALDINE D. EVANS

SUPERIOR COURT
FAIRFIELD COUNTY
JUNE 21, 1948

RELEASE OF ATTACHMENT

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

THE PLAINTIFF

By Sol Pinkelston

8or Attorney and the Authority

칭名 the Writ

CERTIFICATE AS TO REAL ESTATE

STATE OF CONNECTICUT )
COUNTY OF FAIRFIELD )

THIS IS TO CERTIFY THAT Thomas W. Peck of the town of Greenwich, in said District, died on
the 31st day of May, 1948, at said Greenwich that said deceased was the owner of real estate
located in the said Town of Greenwich, and that said deceased left no will.

Greenwich, Connecticut, June 18, 1948

Certified by

Virginia B. Peck, Administratrix

Received for Record June 21, 1948 at 11:50 A.M. and recorded by:

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

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

all that certain tract, piece or parcel of land, with the buildings and improvements there-

on, situated in said Town of Greensicht, at Cos Cob, so-called, bounded northerly 130 feet
more or less by land now or formerly of Standard Oil Company of New York, Inc., and land
BOOK 430 MISCELLANEOUS

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

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

Said premises are conveyed subject to:

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

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

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

4. Cos Cob Sewer Maintenance Tax on the list of June 1, 1946, due and payable in May, 1949, which tax the Grantee assume and agree to pay.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereunto, unto the said Grantee for and during their joint lives, and upon the death of either of them, unto the survivor of them and to his or her heirs and assigns forever, to their own proper use and behoof. It being the intention hereof to convey to the said Grantee the use and improvement of said premises during their joint lives and the remainder in fee to the survivor. And I, the said Grantor, do for myself, my heirs, executors and administrators covenant with the said Grantee, their heirs and assigns, that I have full power and authority as Executrix aforesaid to bargain and sell the same in manner and form as above written.

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

Signed, sealed and delivered

in presence of:

Mary A. Kennedy
William S. Hirschberg

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

Seal: Greenwich
June 23, 1948

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

Mary A. Kennedy, Notary Public

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

Abeh

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

Jas. Greenwich the 23rd day of June A.D. 1948

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

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

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

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

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

All that certain tract, piece or parcel of land, with the buildings and
improvements thereon, situated in said Town of Greenwich, at Cos Cob,
so-called, bounded Northerly 130 feet more or less by land now or for-
merly of Standard Oil Company of New York, Inc., and land now or for-
merly of Edward L. Tracy and Robert A. Lee; Easterly 130 feet more or
less by Strickland Road; Southerly 156 feet more or less by and now
or formerly of Lillian H. and Grace H. Land; and Westerly 80 feet more
or less by land now or formerly of Catherine A. Joylan and land now or
formerly of Standard Oil Company of New York, Inc.

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

Being the same premises conveyed to the Grantors herein by Florence A.
Scott as Executrix under the Last Will and Testament of Clarence J.
Scott, late of said Greenwich, deceased, by Executrix deed dated
June 23, 1948 and recorded in the Greenwich Land Records in Book 430
at Page 485, together with all the rights, privileges and appurtenances
but subject, nevertheless, to the restrictive covenants, agreements
and encumbrances set forth therein or referred to,
To Have and to Hold the premises, with all the appurtenances, unto the said Releasee

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

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

[Signatures]

This 23rd day of September, A.D. 1970.

State of Florida

County of [County]

Notary Public

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

Know Ye, That HARRY E. FEDEN, JR., of the Town of Greenwich,
County of Fairfield and State of Connecticut,

for the consideration of One ($1.00) Dollar and other good and valuable consideration
received to my full satisfaction of Leo Hoffman and Henrietta Hoffman of the Town of Greenwich, County of Fairfield and State of Connecticut,

do remise, release, and forever QUITCLAIM unto the said LEO HOFFMAN and HENRIETTA HOFFMAN, as tenants in common, their heirs and assigns forever, all the right, title, interest, claim and demand whatsoever as

I the said releasor have or ought to have in or to

All that certain tract, piece or parcel of land, with the buildings and improvements thereon, situated in said Town of Greenwich, at Cos Cob, so-called, bounded Northerly 100 feet more or less by land now or formerly of Standard Oil Company of New York, Inc., and land now or formerly of Edward L. Tracy and Robert A. Lee; Easterly 110 feet more or less by Strickland Road; Southerly 138 feet more or less by land now or formerly of Lillian M. and Grace H. Lee; and Westerly 60 feet more or less by land now or formerly of Catherine J. Maylin and land now or formerly of Standard Oil Company of New York, Inc.

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

Being the same premises conveyed to Harry E. Feden, Jr., on September 23, 1970 by Quit Claim Deed recorded in the Greenwich Land Records on September 28, 1970, together with all the rights, privileges and appurtenances but subject, nevertheless, to the restrictive covenants, agreements and encumbrances set forth therein or referred to.
To Have and to Hold the premises, with all the appurtenances, unto the said

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

heirs nor any other person under

of them

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

and they are by these presents forever barred and excluded.

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

this 29th day of September 1969.

State of Connecticut,

County of FAIRFIELD

September 29, 1969

Personally Appeared HARRY E. FEDEN, JR.

Signer and Sealer of the foregoing Instrument, and acknowledged the same to be his

free act and deed

before me.

Margaret Corbin

Notary Public

Commissioner of the Superior Court

Received SEP 29 1969 10:02 AM

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

Know Ye, That we, LEON HOFFMAN and HENRIETTA HOFFMAN, both of 5835 SW 35th Street, Miami, Florida,

for the consideration of SIXTY ONE THOUSAND EIGHT HUNDRED ($61,800) DOLLARS

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

Do give, grant, bargain, sell and convey unto the said JOHN C. CALLAHAN, TRUSTEE

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

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

Said premises are conveyed subject to the following:

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

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

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

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

5. Rights of tenants in possession.

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

"O Conveyance Tax received

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

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

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

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

Signed, Sealed and Delivered in presence of

[Signatures]

State of Connecticut, County of Fairfield

Personally Appeared LEO HOFFMAN and HENRIETTA HOFFMAN

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

[Signature]
Notary Public
Commissioner of the Superior Court

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

KNOW YE THAT

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

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

JOHN C. CALLAHAN
47 Riverside Avenue
Riverside, Connecticut

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

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

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

BEGINNING at a point in the westerly line of Strickland Road formed by the intersection therewith of the division line between premises herein described and land now or formerly of the Releasor herein, and running thence northerly along the westerly line of Strickland Road, north 17° 12' west 41.07 feet, and running thence through land of the Releasor south 77° 40' 30" west 63.4 feet, north 59° 59' 30" west 28.03 feet, and south 86° 39' 40" west 63.58 feet to land now or formerly of John C. Callahan and Ann L. Callahan, and running thence south 4° 34' 30" east 5.75 feet, and south 4° 21' east 24.91 feet to land now or formerly of the Releasor herein and running thence along said land now or formerly of the Releasor south 88° 02' east 139.66 feet to the westerly line of Strickland Road to the point or place of beginning,


TO HAVE AND TO HOLD the premises, with all the appurtenances, unto the said Releasor, his heirs, successors and assigns forever, to the use and benefit of the said Releasor, and his heirs, successors and assigns forever, and in no other use or manner, and the same to have and to hold the same forever to the use and benefit of the said Releasor, his heirs, successors and assigns forever, and to their use and benefit forever, and in no other use or manner.

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

Signed, Sealed and Delivered in presence of:

[Signature]

John C. Callahan, Trustee

[Signature]

Anna S. Butrick

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

[Signature]

Robert C. Barnum, Jr., Commissioner of the Superior Court

Received for Record MAR 17, 1982
TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE THAT

JOHN C. CALLAHAN
47 Riverside Avenue
Riverside, CT 06878

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

ANN L. CALLAHAN
47 Riverside Avenue
Riverside, CT 06878

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

All that certain tract, piece or parcel of land situated in the Town of
Greenwich, County of Fairfield and State of Connecticut shown and
designated as Lot 52, 8,923 square feet, on a certain map entitled, "Property
of John C. Callahan, et al Greenwich, Conn." made by E. E. Minor & Co., Inc.,
Civil Engineers, June 2, 1981, and in accordance with said map more partic-
ularly bounded and described as follows:

BEGINNING at a point in the westerly line of Strickland Road, which
point is located 73.74 feet as measured southerly along said westerly
line of Strickland Road from land now or formerly of Pagano and running
thence along land now or formerly of John C. Callahan, Trustee, south
77° 40' 30" west 63.4 feet, north 59° 59' 30" west 28.03 feet, and south
86° 59' 40" west 63.68 feet to land now or formerly of John C. Callahan
and Ann L. Callahan, and running thence south 4° 36' 30" east 5.76 feet,
south 4° 21' east 24.91 feet, south 3° 53' east 90.0 feet to land now or
formerly of Newton and running thence north 77° 42' east 39.43 feet and
running thence north 21° 57' 30" east 80.43 feet, and north 76° 40' 30"
west 76.74 feet to the westerly line of Strickland Road, and running
thence northerly along the westerly line of Strickland Road, north 17°
12' west 20.07 feet to the point or place of beginning.

Said map is on file in the Greenwich Town Clerk's Office as Map No. 5900.

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

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

Signed, Sealed and Delivered
in presence of:

[Signatures]

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

Personally appeared John C. Callahan

[Signatures]

Robert C. Barnum, Jr.

Received for Record MAR 17, 1982

Notary Public - Commissioner of the Superior Court

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

KNOW YE THAT

JOHN C. CALLAHAN, TRUSTEE

47 Riverside Avenue
Riverside, Connecticut 06878

For the consideration of one ($1.00) dollar, and other value received to his full satisfaction of

ANN L. CALLAHAN, TRUSTEE

47 Riverside Avenue
Riverside, Connecticut

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

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

All that certain tract, piece or parcel of land situated in the Town of Greenwich, County of Fairfield and State of Connecticut shown and designated as Lot #4, 8,494 square feet, on a certain map entitled, “Property of John C. Callahan, at a Greenwich, Conn.” made by C. R. Minor & Co., Inc., Civil Engineers, June 2, 1981, and in accordance with said map more particularly bounded and described as follows:

BEGINNING at a point in the westerly line of Strickland Road formed by the intersection thereafter of the division line between the premises herein described and land now or formerly of Pagano and running thence along the westerly line of Strickland Road, South 17° 12' East 73.74 feet and running thence along Lot #2 on said map, South 77° 40' 30" West 63.4 feet, North 59° 59' 30" West 28.03 feet, South 86° 39' 40" West 63.68 feet to land now or formerly of John C. Callahan, and running thence along said land now or formerly of John C. Callahan, North 4° 34' 30" West 10.75 feet, South 87° 18' 40" East 3.37 feet, North 4° 31' 50" West 18.94 feet, North 4° 18' 30" West 21.3 feet, North 89° 38' East 39.2 feet, South 18° 49' East 0.53 feet, and running thence to and along land now or formerly of Pagano North 75° 20' East 92.14 feet to the westerly line of Strickland Road at the point or place of beginning.

SAID map is on file in the Greenwich Town Clerk’s Office as Map No. 3900.

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

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

Signed, Sealed and Delivered

in presence of:

Robert C. Barnum, Jr. L.S.

Anne S. Buttrick L.S.

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

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

Received for Record MAR 17 1982
TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE THAT

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

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

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

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

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

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

FIRST TRACT: Beginning at a point formed by the intersection of the
division line between the premises hereby conveyed and land now or formerly of
the Socony Vacuum Oil Company, Incorporated, with the southerly line of East
Putnam Avenue, and running thence along the southerly line of said highway
North 68° 22' East 0.36 feet, North 70° 39' East 34.25 feet, and running along
land now or formerly of Richard Webb and Anne B. Webb South 18° 58' East 49.39
feet, South 71° 19' West 0.35 feet, and running thence along other land now or
formerly of said Richard Webb and Anne B. Webb and land now or formerly of
Anthony S. Pagano, Sr. and Mary Theresa Pagano South 18° 51' East 40.06 feet,
and running thence along said land now or formerly of Anthony S. Pagano, Sr.
and Mary Theresa Pagano South 71° 9' West 12.56 feet and South 18° 34' East
38.68 feet, and running thence along said land now or formerly of Leo Hoffman and
Henretta L. Hoffman South 23° 20' West 21.75 feet and running thence along
the Second Tract herein described and land now or formerly of said Socony
Vacuum Oil Company, Incorporated, North 18° 49' West 126.25 feet to the point
or place of beginning.

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

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

(Continued on the Reverse Side Herewith)

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

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

Signed, Sealed and Delivered
in presence of

Robert C. Barnum, Jr.      Ann L. Callahan, Individually & as Trustee

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

Personally appeared Ann L. Callahan

State and County of the Superior Court

Notary Public—Commissioner of the Superior Court
Sr. and Mary Theresa Pagano South 71° 24’ West 71.72 feet more or less to the premises described above, and running thence along said premises North 18° 36’ West 3.76 feet more or less, North 71° 9’ East 12.56 feet and North 18° 51’ West 10.0 feet, and running thence along other land now or formerly of Richard Webb and Anne B. Webb and Griffith E. Harris North 71° 19’ East 59.7 feet to the point or place of beginning.

SECOND TRACT: Beginning at a point formed by the intersection of the division line between the premises hereby conveyed and land now or formerly of Katherine A. Moylan with the easterly line of Cross Lane, and running thence along the easterly line of said Cross Lane, North 31° 18’ East 23.14 feet to land now or formerly of Socony Vacuum Oil Company, Incorporated, and running thence along said land now or formerly of Socony Vacuum Oil Company, Incorporated, South 88° 54’ East 90.0 feet and North 66° 27’ 30” East 77.78 feet to the first tract described, and running thence along said first tract, South 18° 49’ East 40.21 feet to land now or formerly of Leo Hoffman and Henrietta L. Hoffman and running thence along said land now or formerly of Leo Hoffman and Henrietta L. Hoffman, South 89° 38’ West 39.2 feet and South 4° 18’ 30” East 21.3 feet to land now or formerly of Katherine A. Moylan, and running thence along said land now or formerly of said Katherine A. Moylan North 88° 54’ West 144.92 feet to the point or place of beginning.

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

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

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

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

THIRD TRACT: All that certain lot, piece or parcel of land, together with the buildings and improvements thereon, known as Number 6 Cross Lane in Cos Cob, in the Town of Greenwich, County of Fairfield and State of Connecticut, and bounded and described as follows: On the North by land now or formerly of John C. Callahan, et al, being land formerly of John W. Gilson, deceased; on the East by land now or formerly of Clarence Scott; and on the South by land now or formerly of Michael Golden; and on the West approximately 69 feet by the highway, Cross Lane, being the same premises referred to in Book 788 at Page 994 of the Greenwich Land Records.

SAID TRACTS ARE CONVEYED TOGETHER WITH all rights of way now appurtenant thereto, and together with a permanent right-of-way for all lawful purposes over the "Right-of-Way" as shown on a certain map entitled "Property of John C. Callahan, et als Greenwich, Conn." made by S. E. Minor & Co., Inc., Civil Engineers, Greenwich, Conn., June 2, 1981, on file in the Greenwich Town Clerk’s Office as Map No. 27000.

Received for Record MAR 17, 1982...0 12 130...and recorded by.
TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

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

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

(Releasor),

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

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

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

BEGINNING at a point on the Westerly side of Strickland Road formed by the intersection thereof with the division line between the premises herein described and land now or formerly of Pagano and running thence along the Westerly side of Strickland Road South 17° 12' East 114.81 feet to a point; and running thence North 88° 02' West 159.66 feet along the division line between the premises herein described and Lot 1 on Map on file in the office of the Town Clerk of the town of Greenwich as Map No. 548 to a point; and running thence along land of Callahan North 4° 21' West 24.91 feet and North 4° 34' 30" West 16.5 feet and South 87° 18' 40" East 3.3 feet and North 4° 31' 50" West 18.94 feet and North 4° 18' 30" West 21.3 feet and North 89° 38' East 39.2 feet and South 18° 49' East .55 feet and along land now or formerly of Callahan and land now or formerly of Pagano 75° 20' East 92.14 feet to the Westerly line of Strickland Road being the point or place of beginning.

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

the major portion of

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

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

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

Signed, Sealed and Delivered in presence of:

[Signatures]

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

Personally appeared

Ann L. Callahan, signer and sealer of the foregoing instrument, and acknowledged the same before me to be her free act and deed.

Notary Public - Commissioners of the Superior Court

[Notary Public's Signature]

State of Connecticut
EXCEPTING THEREFROM that triangular portion of said above described premises adjoining Lot 1 on Map on file in the Office of the Town Clerk of the Town of Greenwich as Map 3548 bounded and described as follows.

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

[Signature]

STATE

[Signature]

Received for Record JAN 2 1958 at 2:50 P.M. and recorded by C. E. Sullivan.
TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

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

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

... Releasee,

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

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

BEGINNING at a point on the Westerly side of Strickland Road formed by the intersection therewith of the division line between the premises herein described and land now or formerly of Pasqua and running thence along the Westerly side of Strickland Road South 19° 54' East 114.81 feet to a point; and running thence North 88° 02' West 159.66 feet along the division line between the premises herein described and Lot 1 on Map on file In the office of the Town Clerk of the town of Greenwich as Map No. 548 to a point; and running thence along land of Callahan North 4° 21' West 24.91 feet and North 4° 34' 30" West 16.5 feet and South 87° 18' 40" East 3.37 feet and North 4° 31' 50" West 18.54 feet and North 4° 18' 30" West 21.3 feet and North 89° 38' East 39.3 feet and South 18° 49' East 55 feet and along land now or formerly of Callahan and land now or formerly of Pasqua N. 75° 20' East 92.14 feet to the Westerly line of Strickland Road being the point or place of beginning.

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

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

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

IN WITNESS WHEREOF, the Releasor has hereunto set his hand, name and seal, this 30th day of Aug., 1978.

Signed, Sealed and Delivered in presence of:

[Signatures]

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

Personally appeared ANN L. CALLAHAN

Notary Public—Commissioner of the Superior Court

Received for Record

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

Beginning at the Northeast corner of said Lot #1 at the westerly line of Strickland Road and
running thence along Strickland Road North 17° 12’ West 21.0 feet to a point and running thence
South 77° 40’ 10” West 78.74’ to a point and running thence South 88° 02’ East to the westerly
line of Strickland Road being the point or place of beginning.

Received for Record JUN 5 1938 at 8h40 m A M. and recorded in
Town Clerk

Quit-Claim Deed

Dated 19
Received JUN 5 1938
Recorded in LAND RECORDS Vol. 19

Town Clerk
CORRECTION DEED

Connecticut Quit-Claim Deed - Approved by Greenwich Bar Association

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

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

Releaser,

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

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

BEGINNING at a point on the Westernly side of Strickland Road formed by the intersection thereof of the division line between the premises herein described and land now or formerly of Pagano and running thence along the Westernly side of Strickland Road South 17° 12' East 114.81 feet to a point; and running thence North 88° 02' West 159.66 feet along the division line between the premises herein described and Lot 1 on Map on file in the office of the Town Clerk of the Town of Greenwich as Map No. 548 to a point; and running thence along land of Callahan North 4° 21' 1" West 24.91 feet and North 4° 34' 30" West 16.5 feet and South 87° 18' 40" East 3.37 feet and North 4° 31' 50" West 18.94 feet and North 4° 18' 30" West 21.3 feet and North 89° 38' East 39.2 feet and South 18° 49' East 35 feet and along land now or formerly of Callahan and land now or formerly of Pagano N. 75° 20' East 92.14 feet to the Westernly line of Strickland Road being the point or place of beginning.

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

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

EXCEPTING THEREFROM that triangular portion of said above described premises adjoining Lot #1 on Map on file in the Office of the Town Clerk of the Town of Greenwich as Map #48 bounded and described as follows:
BEGINNING AT THE NORTH EASTER CORNER OF SAID LOT #1 AT THE WESTERLY LINE OF STRICKLAND ROAD AND RUNNING THENCE ALONG
STRICKLAND ROAD NORTH 17° 12' WEST 21.0 FEET TO A POINT AND RUNNING THENCE SOUTH 77° 46' 30" WEST 78.74' TO A
POINT AND RUNNING THENCE SOUTH 88° 02' EAST TO THE WESTERLY LINE OF STRICKLAND ROAD BEING THE POINT OR PLACE
OF BEGINNING.

THE INTENTION OF THIS DEED IS TO CORRECT THE COURSE ERRONEOUSLY STATED IN BOOK
2029 AT PAGE 0620 AS "SOUTH 19° 34' EAST" INSTEAD OF THE CORRECT COURSE "SOUTH 17° 11'
EAST"

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

IN WITNESS WHEREOF, the RELEASE has hereunto set his hand, name and seal, this 15th day
of March 1999.

Signed, Sealed and Delivered
in presence of:

Robert C. Barnum, Jr.

Wilmot L. Harris, Jr.

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

Personally Appeared

and acknowledged the same before me to be her free act and deed.

Ann L. Callahan

INDIVIDUALLY AND AS TRUSTEE

Notary Public - Commissioner of the Superior Court

Received for Record

March 15, 1999

FAIRFIELD COUNTY CONNECTICUT

COMMISSION EXPIRES SEPT. 30, 1999

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

KNOW YE THAT

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

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

See Schedule A attached hereto and made a part hereof.

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

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto the said grantee, his heirs, successors and assigns forever, to him and his heirs, successors and assigns forever, to himself and his heirs, successors and assigns, that at and until the enrolling of these presents, he is well seized of the premises, as a good indefeasible estate in FEES SIMPLE; and has good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever except as hereinafore mentioned.

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

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

Signed, Sealed and Delivered in presence of:

James D. Callahan

STATE OF COLORADO
COUNTY OF LA PLATA

Personally appeared James D. Callahan signer and sealer of the forgoing Instrument, and acknowledged the same before me to be his free act and deed.

Notary Public-Commissioner of the Superior Court

Tessa Wood

Received for Record

Town Clerk

Notary Public

Published and sworn to before me,
In the presence of: [Signature]
He/She, a Notary Public for the State of Colorado, County of La Plata.

Tessa Wood
Notary Public
My Commission Expires 11/16/2026
Schedule A

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

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

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

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

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

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

Signed this 28th day of November, 2014.

Witnesses:

Franklin G. Pilicy

WILLIAM JOYCE

STATE OF CONNECTICUT: SS: Watertown November 28, 2014

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

Franklin G. Pilicy
Commissioner of Superior Court

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

LEGAL DESCRIPTION

9 Strickland Road
Greenwich, Connecticut

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

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

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

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

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

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

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

Said premises are subject to the following:

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

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

WARRANTY DEED
(Statutory Form)

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

Signed this 18th day of April, 2017.

Witnesses:

Ellen S. Fritz
Franklin G. Pilicy

JOYCE VAN LINES, INC.

By William H. Joyce
Its President
Duly Authorized

STATE OF CONNECTICUT:
COUNTY OF LITCHFIELD:

SS: Watertown

April 18, 2017

On this the 18th day of April, 2017, before me, the undersigned officer, personally appeared WILLIAM H. JOYCE, who acknowledged himself to be the President of JOYCE VAN LINES, INC., a corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

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

Ellen S. Fritz
Notary Public
My Commission Expires: 07-31-2018

GRANTEE ADDRESS

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

CONVEANCE TAX RECEIVED
TOWN: $1500.00
STATE: $5400.00
CARMELLA C. BUDAING
GREENWICH, CT TOWN CLERK
Schedule A

Legal Description

9 Strickland Road
Cos Cob, Connecticut

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

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

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

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

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

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


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

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

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

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

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

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

with WARRANTY COVENANTS,

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

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

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

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

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

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


SAID premises are further conveyed subject to the following:

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

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

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


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

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

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

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

Signed, sealed and delivered in the presence of:

David W. Hopper

Griffith E. Harris

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

ss: GREENWICH

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

David W. Hopper
Notary Public

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

My Commission Expires: 3/31/2021

DAVID W. HOPPER
Notary Public, State of Connecticut
Commission Expires March 31, 2021
MAP No.2
PROPERTY OF
B. EUGENE SCHUBERT
GREENWICH
CONN.
Scale 20'-1"

Survey by
J. F. MANN, Civil Engr.
Greenwich, Conn., Dec. 5th, 1915.

Record on file Nov. 15, 1915
at 11:00 o'clock A.M.

P. W. Weichert
Train Clerk.

Hereby certify this map and survey to be substantially correct.

J. F. MANN, Civil Engr.
EAST PUTNAM AVENUE

AREA = 10,039.97 SQ. FT.

PROPERTY OF
MOBIL OIL CORPORATION
GREENWICH, CONN.

Building located in accordance with the standards of a Class A-2 Survey as defined in the Code of Practice adopted Oct. 4, 1976. Certified Substantially Correct.

Received on file March 24, 1976 at 9:09 A.M.

SCALE 1 INCH = 20 FT.

S. E. MINOR & CO., INC. CIVIL ENGINEERS
GREENWICH, CONN. R. E. 49, 19, 59.

1878 our 100th year 1978

Hall & McClesney Inc
GEH Properties, LLC
Strickland Nine, LLC
133 East Putnam Avenue
& 9 Strickland Road
Final Subdivision, Final Coastal Site Plan & Special Permit and Zoning Map Amendment
PLPZ 2021 00556, 00557 & 00558
February 1, 2022
Zoning Location Survey Showing
Revision of Lot Lines on Property at
6 Cross Lane
133 East Putnam Avenue
9 Strickland Road
COS COB, GREENWICH, CONNECTICUT
Prepared For
GEM PROPERTIES, LLC