Final Coastal Subdivision
PLPZ 2022 00084

| LOCATION: | 14 and 16 William Street |
| ZONE: | R-6 |

| EXISTING LOT AREA: | |
| 14 William St. | 7,477 sq. ft. |
| 16 William St. | 2,293 sq. ft. |

| PROPOSED LOT SIZES: | |
| 14 William St. | 7,352 sq. ft sq. ft. (-125 sq. ft.) |
| 16 William St. | 2,418 sq. ft. (+125 sq. ft.) |

| Utilities: | Public Sewer and water |

**STAFF REPORT UPDATE:**
The applicant was last before the Commission at their May 24, 2022 meeting. At that time the application was continued to allow for the applicant to address the lot line concerns raised by the Commission and to allow for additional information related to the site plan application associated with 14 William St. The applicant has responded to the subdivision application comments by revising the common lot line. The parcels are now proposed to be amended where 14 William St would be reduced to 7,352 sq. ft. and 16 William St would become 2,418 sq. ft.

**APPLICATION SUMMARY:**
The applicant is requesting, under a final subdivision application, to revise the common property line between adjacent parcels and transfer 125 sq. ft. of property to eliminate an encroachment of a portion of the current home at 16 William Street that extends over and onto 14 William Street, for properties located at 14 and 16 William Street in the R-6 and COZ Zones.

**ISSUES / RECOMMENDATIONS**
1. **ZONING** – both parcels are legally non-conforming as to lot area. While the proposed revision of the common lot line improves or maintains some of these non-conformities, it would decrease the size of 14 William St. The Applicant received a variance of lot area for 14 William St. from the PZBA on 5/11/2022. (see Appeal No. PLZE 2022 00032 attached.) and a variance for a side and combined side yard for the property at 16 William St. (see Appeal No. PLZE 2022 00033, also attached).
2. **SEWER** – see comments dated received 4/21/22 noting no objection to the transfer of land.
3. **ENGINEERING** – see comments dated 5/17/22 noting items to be addressed prior to zoning permit approval for the site plan work proposed under separate application.
4. The Commission will need to determine if the proposed action constitutes a subdivision (or re-subdivision) per Sec. 6-261 of the subdivision regulations.
5. If approved as a subdivision or re-subdivision, the applicant should prepare a record sheet in a form suitable for the Chairman of the Planning and Zoning Commission to sign and file with the Greenwich Land Records, and the following notes shall be added:
a. Any proposed change in the status of the Open Space area such as change in size or ownership, and any change in the size of approved subdivision lots shall require submission of a revised plan and Declarations of Restrictions for review by the Conservation Department and approval by Planning and Zoning. The revised maps may require approval from the Commission as a re-subdivision and the Declaration may require amendments to reflect the changes.

b. Pursuant to Section 6-287, all subdivision lots shall be reviewed for compliance with Town drainage standards and a detailed drainage plan for each lot should be submitted to Planning & Zoning and DPW for review, prior to the issuance of any building permits. Drainage Maintenance Agreements may be required.

c. Any proposed blasting will require the preparation of a pre-blast survey.

d. Prior to issuance of a building permit for any lot, plans showing proposed house location, setbacks, driveways, accessory structures and uses, grading and drainage, erosion control plans, and protection measures for protecting trees to remain shall be submitted and approved by Planning and Zoning and Conservation for review.

e. The Commission should consider requiring reference to the PZBA and IWWA decision’s regarding this application.

6. Staff notes that, if approved, the applicant, prior to issuance of a Zoning Permit for any of these lots shall provide the following:

   a. A soil and erosion control plan shall be developed for each lot including the location of silt fences, stockpile areas, tree protection/removal and the location of foundation dewatering controls.

   b. In order to keep the disturbance to a minimum, none of the erosion/sedimentation controls shall be installed within the open space/ easement areas.

   c. There shall be no earth disturbance, grade changes, removal of trees or issuance of any town permits until Planning and Zoning or its designee has reviewed and approved the S&E plans and confirms that all controls are properly in place in the field to avoid damage to natural resources during the construction period.

**DEPARTMENT COMMENTS:**

- ZEO - See PZBA decision of 5/11/22
- Conservation -
- DPW Engineering - see comments received 5/17/22
- SEWER - see comments received 4/21/22
- IWWA - Green sheet, no permit required.

**APPLICATION DETAILS:**
The applicant is requesting to revise the common property line between adjacent parcels and transfer 51 sq. ft. of property to eliminate an encroachment of a portion of the current home at 14 William Street that extends over and onto 16 William Street. The subject parcels appear to have never been in common owners, as evidenced in the provided title history, and their does
not appear to be prior subdivision actions, taken by the Commission, for the same subject parcels.
Both parcels are smaller than the minimum required lot area for properties within the R-6 Zone.
The parcel at 16 William St. is legally non-conforming as to:
- Lot area (2,293 sq. ft. where 7,500 sq. ft. is required)
- Lot frontage (23 ft where 60 ft. is required)
- Lot shape (cannot fit a 45 ft. by 85 ft. rectangle with its metes and bounds)
- Setbacks (front yard, and side yard)
- Green area (assumed but not confirmed)

The parcel at 14 William St. is legally non-conforming as to:
- Lot Area (7,466 sq. ft. where 7,500 sq. ft. is required)

The subject proposal would result in a decrease in the lot area for the property at 14 William St. this decrease in area, which represents an increase in the level of lot area non-conformity, necessitated a variance from the PZBA. The Applicant received a variance of lot area from the PZBA on 5/11/2022. (see Appeal No. PLZE 2022 00032 attached.) A variance for side and combined side yard was also granted to 16 William St. to ensure that the new common lot line would not impact zoning compliance for that lot as well (see Appeal No. PLZE 2022 00033).
Other than those stated, the revisions of lot lines would not appear to affect any other zoning conformance issues for the home on 14 William St. as it would be removed, and the home to remain on 16 William St. appears to either maintain their non-conformities and/or improve them with the modest 51 sq. ft. increase of lot area proposed for 16 William St.

As many on the Commission may be aware, the subject site has been in poor shape for many years, and several factors, such as the encroachment of one of the units onto the other lot, and the separate ownership of these two parcels, appears to have hindered resolution to the myriad of issues visible. This proposal would allow for the unit on 16 William St. to remain and be within the entirety of its own parcel, while allowing for the unit on 14 William St. to be removed, and open for new development under a separate application.

ENGINEERING:
The Engineering Division has no comment on the transfer of land, only comments on the proposed development on 14 William St. under a separate site plan/special permit application.

IWWA:
The subject site does not appear to need an IWWA permit as evidenced by receipt of a permit need questionnaire stating the same.

SEWER:
The Sewer Division commented on the proposal and noted that they have not issue with the revision of lot lines but does have comments that need to be addressed with site plan work proposed under a separate application at 14 William St.
APPLICABLE REGULATIONS
Subdivision Regulations 6-261, 6-266, 6-268 thru 6-273, 6-275, 6-287 and 6-297
BZR: Sections. 6-5, 6-93, 6-203, and 6-205,
ZONING ENFORCEMENT

Project No. PLPZ2022000061

Preliminary Final ✔

Reviewed for Planning and Zoning Commission.

TITLE OF PLAN REVIEWED: Byram Properties, LLC.

LOCATION: 14 & 16 Williams Street

PLAN DATE:

ZONE: R-6

☐ 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.

The applicant received variances for lot area for 14 Williams and side yard setbacks for 16 at the May 11 PZBA hearing.

Reviewed by: Jodi Couture

Date: 5/18/2022

Note: These comments do not represent Building Inspection Division approval. Plans subject to review by ZEO at time of building permit application.
TOWN OF GREENWICH
PLANNING & ZONING BOARD OF APPEALS
PUBLIC NOTICE: DECISIONS 5/11/22

Pursuant to the provisions of Public Act 362 effective October 1, 1953, notice is hereby given that the decisions of the Planning Zoning Board of Appeals of the Town of Greenwich on Appeals No. PLZE202200023 through Appeal No. PLZE202200033 described below heard May 11, 2022 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is May 23, 2022.

No. 1  PLZE202200023 26 PROSPECT DRIVE, GREENWICH.  Appeal of Jean Christopher Frattaroli for a variance of front yard setback to permit an addition onto an existing dwelling located in the R-7 zone was denied.

No. 2  PLZE202200029 10 STALLION TRAIL, GREENWICH.  Appeal of Donald Altieri & Carolyn Ugiss for a variance of front yard setback to permit and addition onto an existing dwelling located in the RA-C4 zone was granted.

No. 3  PLZE202200030 8 EGGLESTON LANE, OLD GREENWICH.  Appeal of Jill Granoff, trustee for a variance of front yard setback to permit the construction of a new pool on a property located in the R-12 zone was granted.

No. 4  PLZE202200031 36 COGNEWAUGH ROAD, COS COB.  Appeal of Richard Ouyang for a variance of Street side yard setback to permit an addition onto an existing dwelling located in the R-12 zone was granted.

No. 5  PLZE202200032 14 WILLIAM STREET, GREENWICH.  Appeal of Byram Properties, LLC for a variance of Required lot area to permit the construction of a new 2 family dwelling located in the R-6 zone was granted.

No. 6  PLZE202200033 16 WILLIAM STREET, GREENWICH.  Appeal of h. Lee Fong, Jr. for a variance of Side and combined side yard setback to permit the modification of an existing dwelling along the lot line located in the R-6 zone was granted.
DEPARTMENT OF PUBLIC WORKS – ENGINEERING DIVISION
SITE DEVELOPMENT REVIEW

Engineering Project No. 22-5(24)  
Department Project No.  
PLPZ202200178
Submittal Received Date: 4/27/2022

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

PLAN SET INFORMATION

Plan Title: Development Plan (two family house)  
Project Address: 14 William Street
Engineering Firm:  
Rocco V. D’Andrea, Inc.
Original Plan Date: 4/7/2022  
Latest Plan Revision Date: ____

DRAINAGE SUMMARY REPORT INFORMATION

Engineering Firm:  
Rocco V. D’Andrea, Inc.
Original Report Date: 4/7/2022  
Latest Report Revision Date: ____

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

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

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

Reviewed and Approved by:  
Scott Marucci - Senior Civil Engineer
Digitally signed by Scott Marucci - Senior Civil Engineer
DigiCert GlobalSign AdaptoCorp C A 33, O = Engineering Division, ou = DPW, email = scott.marucci@greenwichct.org, c = US
Date: 2022.05.17 15:44:28 -04'00'

Date: 5/17/2022

COMMENTS AND CONDITIONS OF APPROVAL:  
Resubmit Prior to Zoning/Building Permit Approval

1. A revised Form SC-107 needs to be submitted (use the current form).
2. The Drainage Summary Report is acceptable in concept. The following revisions and additional information need to be submitted:
   a. The RRV must be provided for POC A and POC B separately.
   b. The proposed patio areas don’t meet the standards for disconnection and must be directed to stormwater BMPs.
   c. The proposed Cultec System must be a minimum of 10-feet from all property lines. If the distance from the retaining wall to the Cultec System is less than 10-feet a 30-mil impermeable liner must be installed behind the retaining wall.
   d. The conveyance computations must be submitted prior to building permit.
   e. Review and revise all other information and computations as needed.
3. The construction plan set needs to be revised as follows:
   a. Site Plan Sheets
      i. A high point (spot elevation) needs to be added on the side of the proposed dwelling.
ii. The plan shall show the installation of granite curb along the entire property frontage. The callout shall say the following: Granite curb shall be constructed to TOG Standards along the entire property frontage or as directed by the Highway Division.

iii. The plan needs to callout the removal of the existing driveway.

iv. The plan needs callout and show the existing dropped granite curb being reconstructed.

v. The plan shall show the installation of a minimum 5-foot bituminous concrete sidewalk from the existing sidewalk to the proposed driveway. The 5-foot minimum width must be maintained with all obstructions (trees, poles, opening store doors, etc.). The callout shall say the following: A minimum 5-foot bituminous concrete sidewalk shall be constructed to TOG Standards as shown or as directed by the Highway Division.

vi. The plan shall show the installation of a minimum 3-foot grass strip between the proposed sidewalk and granite curb. The callout shall say the following: A minimum 3-foot grass strip shall be constructed to TOG Standards between the proposed sidewalk and granite curb or as directed by the Highway Division.

vii. A callout saying the following shall be added: The concrete sidewalk shall be constructed to ADA standards (A maximum 2% cross slope and a maximum 5% longitudinal slope where possible, or as directed by the Highway Division).

viii. The retaining wall along the property line must be designed with no weep holes directed toward the neighboring properties. A callout needs to be added to the plans.

ix. The distribution pipe for the roofs into the stone bed must be a minimum of 1-foot from the bottom of stone.

b. Building/House Section or Elevation Sheet
   i. Show one section or elevation of the building/house.
   ii. Show all elevations to the deepest footings on section/elevation.
   iii. Show existing and proposed grade elevation on section/elevation.
   iv. Show existing mottling elevation on section/elevation.
   v. Show existing groundwater elevation on section/elevation.
   vi. Show existing ledge elevation on section/elevation.
   vii. Sheet shall be sealed and signed by a State of Connecticut Professional Engineer or Architect.

4. The draft Operations and Maintenance Plan Report needs to be revised as follows:
   a. Exhibit A needs to include a maintenance item for Stormwater Control Structures.

**Standard Conditions for Each Submittal**

1. The Engineering Division will no longer keep any records for the submittals. All records for the submittal shall be obtained from the Town of Greenwich Department/Division that has taken in applications and/or submittals. These documents are maintained within each office (e.g., P&Z, IWWA, and DPW Building and Highway Divisions).

2. All revisions to the reports and plans must follow the requirements in the Town of Greenwich Drainage Manual February 2012 (as amended).

3. All revisions must be accompanied by a point-by-point written response to the Engineering Division’s comments.

**Standard Conditions of Approval**

1. The Operations and Maintenance Plan Report must include the following for the Certificate of Occupancy:
   b. The final completed Exhibit A, and B
   c. The Maintenance Declaration needs to be filed on the Town of Greenwich Land Records prior to a Certificate of Occupancy. A review of the documents above must be completed before filing on the Town of Greenwich Land Records.

2. The Town of Greenwich – Standard Construction Notes for Site and Subdivision Plans are conditions that must be met.

3. All requests for a Temporary Certificate of Occupancy (T.C.O.) or a Certificate of Occupancy (C.O.) shall be submitted one month before the T.C.O. or C.O. is required.

4. The submittal for a Temporary or Final Certificate of Occupancy must include the following:

c. Field Inspection Record (All required photos) – Form SC-106 – Sealed and Signed by a Connecticut Licensed Professional Engineer.

d. Bioretention Soil Testing Certification Sign-Off (as applicable with the bioretention soil gradation test and the phosphorous test for the mixed soil) – Form SC-104 – Sealed and Signed by a Connecticut Licensed Professional Engineer.


h. A Letter discussing all the work that remains to be completed (Only for a Temporary Certificate of Occupancy Submittal).
We have prepared the following comments and questions regarding the proposed application.

Project Summary:
- Lot line revision.

Sewer Division Comments:
As indicated in the Sewer Division’s prior comments dated April 21, 2022, the following comments still apply and need to be addressed:

Comments to be addressed during P&Z phase:
- The applicant/owner has already obtained a Sewer Disconnect Permit (PRSD# 202000360) in December 2020. The Sewer Division provided comment on January 6, 2021. To date, the contact person listed has not responded to the Sewer Division’s comments. Please request the applicant/owner contact the Sewer Division so that they address the open items and the existing Sewer Permit can be closed out.

- The Sewer Division has no objection to the proposed lot revision. The Sewer Division calls to the attention of the applicant/owner to confirm that if there are any underground utilities within area(s) that are affected by the lot revision that they are properly documented with any necessary easements, etc., if applicable.

- Prior to obtaining P&Z approval, the applicant/owner is required to submit a signed letter acknowledging receipt of these P&Z comments and that the applicant/owner has read all the comments and agrees to adhere to the comments. A copy of this document is required to be provided to the Sewer Division. It is important for the applicant/owner to understand that failure to comply with these comments may result in delays in both Sewer and Building Permitting. The applicant/owner assumes any risk or impacts to their project schedule as a result of not complying with these requirements.

Comments to be addressed during Sewer and Building Permit phase:
- The present application is only for a lot revision, however the proposed future project of side by side units at 14 William Street will require Sewer Division review/approval as well as Sewer Permitting. The side by side units will require separate laterals to the sewer main, CCTV on the existing sewer lateral and other requirements. Please coordinate directly with the Sewer Division for details.
• Please note, sanitary sewers are designed for first floor elevations. Therefore, any plumbing fixtures in lower levels (basements) could be subject to sanitary sewer backups/overflows. The property owner is strongly recommended to consider and review this and plan accordingly to protect themselves in those situations. The Town is not responsible for damages as a result of these connections/installations. Please consider this and revise accordingly.

• Please note, in accordance with Town regulations and standard practice, all clear water sources cannot discharge to sanitary sewer. This includes air conditioning and high efficiency heating system condensate lines. Please confirm that the new development will not discharge any clear water sources to sanitary sewer.

Please **NOTE**: These comments are intended for P&Z review only. These comments do not take the place of Sewer Permit(s). Any Sewer Permit Applications receive thorough reviews and may result in additional comments/requirements at that time. In addition, please be reminded that in order to receive Building Permits, the applicant must have secured all other necessary permits, including, but not limited to, Sewer Permits **PRIOR** to obtaining their Building Permits.

Also, please note, the applicant should **NOT** submit for Sewer Permits until the project has received approval from P&Z.
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: 14 William Street (14) 04-1382/S
Property Owner: Byram Properties LLC (14) 140 Highland St Port Chester NY 10573
(16) H. Lee Fong
Contact Information – Email or Cell Phone:
Authorized Agent: Richard Regan, Regan Inc
Address: 6 North Lane Riverside CT 06878
Contact Information – Email or Cell Phone: richard.regan@verizon.com 203.637.1715

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

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

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

STAFF NOTES
Office Rev Date 3/9/2022 Field Inv Date WET/WC? YES □  TIDAL □
Action Required? YES □ if yes, DR AA AR SIA Staff
Soils Report Date Author Soils
Comments:

IWWA Questionnaire Revised 3/4/2020

RECEIVED
INLAND WETLANDS AND WATERCOURSE AGENCY
MAR 09 2022

RECEIVED
Enclosed please find the following attached documents in conjunction with a proposed Lot Line Revision between the two properties listed above. The properties are fairly unique in that two family dwelling staddles the property line between the two properties. Mr. Fong lives in 16 William Street and portion of his home encroaches onto the property owned by Byram Properties, LLC. Prior to Byram Properties, LLC buying the 14 William St. property, the portion of the house on said property had fallen into disrepair. Byram Properties, LLC has reached an agreement with Mr. Fong where Byram Properties would remove the portion of the house in disrepair and then properly install sheathing and siding along with a foundation so that Mr. Fong’s portion of the house would in affect become a freestanding single family home. To eliminate the encroachment of Mr. Fong’s house onto the 14 William St property, the agreement stipulated that the 14 william St. owners would quit claim the encroaching footprint after the work has been done on Mr. Fong’s house to Mr. Fong. This is the proposed Lot Line Revision. The agreement also calls for a Maintenance Easement be granted to Mr. Fong over the 14 William St property, to allow maintenance of his home. Note that the quit claim and the Maintenance easement are shown on the Zoning Location survey submitted with this application.

Also depicted on the Zoning Location Survey is a proposed Two Family Dwelling on the 14 William St. property that Byram Properties, LLC intends to submit presently for Site Plan Approval by the Commission. The submittal would also include an Admin Cam Application.

Note also that the Blight Review Board had requested that Byram Properties, LLC, make this Lot Line Revision Application to the Commission prior to March 9, 2022 and we are complying with that request.

- One (1) copy of the Zoning Location Survey, showing Lot Line Revision dated March 7, 2022.
- The original of the Applications for Subdivision (Lot Line Revision) pages 1 and 2 with information about both property owners.
- One (1) copy of the Town of Greenwich GIS topography map of the property and adjacent properties, in color. 1” = 50’ scale
- One (1) copy of the tax ID card from the Town of Greenwich for each property.
- One (1) copy of a Project Narrative.
☐ The application fee of $560.00
☐ One (1) copy of certificate of mailing with affidavit and notice.
☐ One (1) copy of completed checklist.
☐ One (1) copy of Agent Authorization letter from each property owner
☐ One (1) copy of a deed History for each property

Please contact us if you need further information regarding this submission.
Subdivision Application

Property Address: 14 William Street (Byram)  Tax ID: 04-1382/S
Property Owner: Byram Properties LLC  Address: 140 Highland St Port Chester, NY
Email: joise.imconstruction.com  Cell Phone: 914-715-7586  Other Phone: 10573
Applicant: Same  Address: __________________________
Email: __________________________  Cell Phone: __________________________  Other Phone: __________________________
Authorized Agent: Anthony D'Mandrea / Richard Regen  Address: c/o Rocco V. D'Andrea Inc.
Email: rich.regen@cvdl.com  Cell Phone: __________________________  Other Phone: 203.637.1719
Zone(s): R-6  Total Area: 7,477.75 SF (14 William St)

Please select all relevant items below:
- ☑ Preliminary
- ☑ Subdivision *
- ☑ Final
- ☐ Resubdivision
- ☑ Lot Line Revision
- ☐ Coastal
- ☐ For other property owner

Number of Lots:
Existing: 2 *
Proposed: 2

Zone:
Existing: R-6
Proposed: R-6

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

History:
Previous SB #: __________________________
GLR Map # of any previously filed subdivisions or surveys: __________________________

Utilities:
- ☐ Septic
- ☐ Well
- ☑ Sewer
- ☐ Public Water

Health Permit needed and received? NA

IWWA Permit received? NA  IWWA Permit #: NA

✓ Property is within 500 feet of a Municipal Boundary of Port Chester (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
Subdivision Application

Property Address: 16 William Street (Byram) Tax ID: 04-1675/5
Property Owner: H. Lee Fong Address: 16 William St, Byram CT
Email: saene Cell Phone: Other Phone:
Applicant: Same Address:
Email: Cell Phone: Other Phone:
Authorized Agent: Anthony D'Andrea/Richard Regan Address: 470 Rocco V. D'Andrea, Inc
Email: Cell Phone: Other Phone:

Zone(s): 12-6 Total Area: 2292.5 ft² (16 William St)

Please select all relevant items below:
- Preliminary
- Final
- Subdivision
- Resubdivision
- Coastal
- Lot Line Revision
- Refer to Sheet 1 of 2

Number of Lots:
Existing: 2
Proposed: 2

Zone:
Existing: 12-6
Proposed: 12-6

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

History:
Previous SB #: __________________________
GLR Map # of any previously filed subdivisions or surveys: __________________________

Utilities:
- Septic
- Well
- Sewer
- Public Water

Health Permit needed and received? NA

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

✔ Property is within 500 feet of a Municipal Boundary of Port Chester (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

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Scale: 1"=50'
Scale is approximate
This map was produced from the Town of Greenwich Geographic Information System. The Town expressly disclaims any liability that may result from the use of this map.

Map Printed Date: 3/3/2022 1:50:16 Copyright © 2000 by the Town of Greenwich,
RESIDENTIAL

VALUATION RECORD

Assessment Year | 10/01/2010 | 10/01/2015 | 10/01/2016 | 10/01/2017 | 10/01/2018 | 10/01/2019
Reason for Change | | | | | | |

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LAND DATA AND CALCULATIONS

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GEN: GENERAL NOTES
BUILDING ATTACHED TO 16 WILLIAM STREET.
I: ONE TOILET FIXTURE (WATER CLOSET) ON FIRST FLOOR

Supplemental Cards
TRUE TAX VALUE 303300

Supplemental Cards
TOTAL LAND VALUE 303300
IMPROVEMENT DATA

04-1392/S

Property Class: 1
WILLIAM STREET 00

Construction
Base Area Floor Area Sq Ft Value
1 Wood Frame 810 1.0 810 8340
2 Wood Frame 390 1.5 195 12690
4 Concrete Block 510 Bast 300 Crawl 18320

TOTAL BASE
119870

Row Type Adjustment
1.00%
SUB-TOTAL
119870

0 Interior Finish 20400
0 Ext Lvg Units 0
0 Basement Finish 0
0 Fireplace(s) 0
0 Heating 2160
0 Air Condition 0
0 Frame/Siding/Roof 0
0 Plumbing Flst: 5 0

SUB-TOTAL DME UNIT 142430
SUB-TOTAL O UNITS 142430

Exterior Features
Description Value Garages
0 Integral 0
0 Att Garage 0
0 Att Carports 0
0 Barn Garage 0
0 Ext Features 6760

SUB-TOTAL 146190
Quality Class/Grade Avg-
GRADE ADJUSTED VALUE 111890

(SUM: 100.00)

SPECIAL FEATURES

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Residential

Valuation Year: 10/01/2010


Valuation

Market

- 1 251800 248800 248800 248800 248800 248800 248800
- 2 22600 40300 20200 20200 20200 20200 20200
- 3 274400 289100 269000 269000 269000 269000 269000
- 4 176260 174160 174160 174160 174160 174160 174160
- 5 15820 28210 14140 14140 14140 14140 14140
- 6 192080 202370 188300 188300 188300 188300 188300

70% Assessed

E 186900 201400 198300 198300 198300 198300 198300

LAND DATA AND CALCULATIONS

Land Type: 1 Residential Land
Form Code: R-6 Multi-Family 7.56
Legal Acres: 0.0530

Supplemental Cards
Total Land Value: 248900

Supplemental Cards
TRUE TAX VALUE: 248900
IMPROVEMENT DATA

04-1675/5

WILLIAM STREET 00

Construction
Base Area Floor Area Sq Ft Value
1 Wood Frame 702 1.0 702 7230
1 Wood Frame 225 2.0 225 23800

510 Bdrm
192 Crawl

TOTAL BASE
118400

Row Type Adjustment
SUB-TOTAL 118400
0 Interior Finish 17370
0 Ext Lvg Units 0
0 Basement Finish 0
0 Fireplace(s) 0
0 Heating 2050
0 Air Condition 0
0 Frame/Siding/Roof 0
0 Plumbing Fxt: 4 0
0 Other Features 7420

SUB-TOTAL ONE UNIT 145240
SUB-TOTAL 0 UNITS 145240

EXTENSION FEATURES Description Value
Garage 0 Integral 0
0 Att Garage 0
0 Att Carparks 0
0 Bsmnt Garage 0
0 Ext Features 0

SUB-TOTAL 145240
Quality Class/Grade Avg

GRADE ADJUSTED VALUE 145240

(LCM: 100.00)

SPECIAL FEATURES
Description Value ID
D BASIC 7420 D DWELL 0.00 0.00 0.00 0.00 1722 145240 85 0 100 100 21800

SUMMARY OF IMPROVEMENTS

Data Collector/Date
AK 04/25/2019

Appraiser/Date
TOG 10/01/2015

Neighborhood

Supplemental Cards
TOTAL IMPROVEMENT VALUE 21800
TOWN OF GREENWICH
Town Hall - 101 Field Point Road - Greenwich, CT 06830
Planning & Zoning Department - 203-622-7894 - Fax: 203-622-3795

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

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

Please Check Items Submitted:

☐ 1. Record Sheets: shall be drawn at a scale of 20, 40, 50 feet to 1 inch except that for tracts in the RA-1, RA-2 or RA-4 zones a scale of 100 feet to 1 inch may be used provided required data is clearly shown. An index is to be provided in the event multiple sheets are required.
   □ a. Title (Subdivision or Resubdivision) of the sheet including the name of the subdivider and/or contract purchaser, Town Project Number issued upon request by the Chief of the Engineering Division of the Department of Public Works and endorsement block for Commission signature in the lower right-hand corner of the tracing. A graphic scale, north arrow, and drawing and revision date(s) are to be shown.
   □ b. The location and dimensions of all boundary lines (metes and bounds) of the property.
   □ c. The dimensions and areas of all existing and proposed lots.
   □ d. Information to show the location of the subdivision in relation to surrounding property and streets.
   □ e. The names of owners of adjacent land (including properties across the street) or names of adjacent subdivisions; and locations of structures, wells, and septic on adjacent properties within 100 feet of the proposed subdivision.
   □ f. The lines of existing and proposed streets within the subdivision and lines of existing or approved streets.
   □ g. The names of all existing and proposed streets. The names of proposed streets are to be unique within the Town and not easily confused with names of other accepted streets.
   □ h. The location and purpose of existing and proposed easements immediately adjoining and within the subdivision.
   □ i. The location of all existing and proposed water bodies, streams and wetlands.
   □ j. The location and dimensions of all property proposed to be set aside for park and playground use or other public or private reservations with designation of the purposes thereof.
   □ k. The location of any Town and zone boundary lines within and adjoining the tract; and yard dimensions in respect to existing buildings.
   □ l. Sufficient data acceptable to the Engineering Division, to determine readily the location, bearing and length of all streets lines, and to reproduce such lines upon the ground. These should be tied to reference points previously established such as State Highway or Town lines, adjacent subdivision monuments, or Town or State established grid points, and shown on the map. Datum used shall also be indicated.
   □ m. Certification with date, signature and seal of a registered land surveyor that the drawing is substantially correct to an A2 degree of accuracy and that the property is in a designated zone or zones under the zoning regulations and a statement as to whether or not the lots in the proposed subdivision comply with zoning regulations.
   □ n. Sufficient data acceptable to the Engineering Division, to determine readily the location, bearing and length of all streets lines, and to reproduce such lines upon the ground. These should be tied to reference points previously established such as State Highway or Town lines, adjacent subdivision monuments, or Town or State established grid points, and shown on the map. Datum used shall also be indicated.
   □ o. Certification with date, signature and seal of a registered land surveyor that the drawing is substantially correct to an A2 degree of accuracy and that the property is in a designated zone or zones under the zoning regulations and a statement as to whether or not the lots in the proposed subdivision comply with zoning regulations.
   □ p. The following note shall be placed on the record sheet for any subdivision with a defined drainage course, swale or structure: "Upon approval of this subdivision plan, the owner agrees with the Town that unless otherwise specified hereon, the areas within at least ten (10) feet of the center line of any drainage facility, ditch or stream shown hereon, are dedicated for drainage, that no building or other structure shall be located thereon and that the Town shall not be under any obligation to maintain, clean, enclose, or otherwise alter or improve such drainage facility."
   □ q. The endorsement block for Commission action required to appear on the record sheet shall be shown as follows:

   *Approved by Resolution of the Planning and Zoning Commission, Town of Greenwich, Connecticut, dated

   ___________________________________________________________________________

   ____________________________  ____________________________
   Signature of Chairman       Date

☐ r. A note indicating the type of sewage disposal and water supply facilities to be provided.
☐ s. The following information is to be shown on the record sheet as applicable: total area of the subdivision, area of land reservations, area of land reservations as a percentage of total area, area of conservation land reserved by easement.
☐ t. The record sheet shall note the elevation and the extent of the 100 year flood boundary as shown on the current edition of the Flood Insurance Rate Map; NGVD 1929 is to be used. Areas reserved for flooding, as per the drainage summary report, shall be indicated and the flood elevation noted. A note indicating the purposes of the reservation shall be shown.
☐ u. All notes required for the preliminary layout not mentioned herein are required.
☐ v. A note stating that all utilities shall be placed underground.
☐ w. An affidavit certifying that all abutting property owners have been notified about the proposed subdivision (See Section 6-272 of the Subdivision Regulations). Owners of lots, or portions of lots, which are across a public or private street shall be deemed to be abutting property owners. A schedule of names, addresses, shown on a GIS map with lot lines indicating the location of the notified property owners.
☐ x. Written authorization for the agent to act on behalf of the certified property owner(s).
☐ y. Eight copies of 11 x 17 inch reduction.
5. A map at a scale of 1,000 feet to one inch showing the Lot Lines & Streets,

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

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

8. Eight copies of a completed application form,

9. All items from the Preliminary Subdivision checklist.

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

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

________________________
Owner name/ signature

Agent name / signature ______________ Date 3/8/22

P&Z Staff Signature ______________

Applicant Comments:

______________________________________

NOTE: Any new documentation presented at Planning and Zoning Meetings shall be submitted to staff so that they can be made part of the record. Please ensure all documents can easily be removed from presentation boards.
Byram Properties, LLC is the owner of 14 William St., a 7,477 sf property in the R-6 Zone. Mr. H. Lee Fong, is the owner of 16 William St, a 2,293 sf property, also in the R-6 Zone. Mr. Fong's property is undersized for the R-6 Zone.

Please refer to the "Zoning Location Survey depicting a Revision of Lot Lines ..." dated March 7, 2022 that was submitted with this application. The properties are fairly unique in that a two family dwelling staddles the property line between the two properties. Mr. Fong lives in 16 William Street and a portion of his home encroaches onto the property owned by Byram Properties, LLC. Prior to Byram Properties, LLC buying the 14 William St. property, the portion of the house on said property had fallen into disrepair. Byram Properties, LLC has reached an agreement with Mr. Fong where Byram Properties would remove the portion of the house in disrepair and then properly install sheathing and siding along with a foundation so that Mr. Fong's portion of the house would in affect become a freestanding single family home. To eliminate the encroachment of Mr. Fong's house onto the 14 William St property, the agreement stipulated that the 14 William St. owner would quit claim the encroaching footprint after the work has been done on Mr. Fong's house to Mr. Fong. This is the proposed Lot Line Revision. The agreement also calls for a Maintenance Easement be granted to Mr. Fong over the 14 William St property, to allow maintenance of his home. Note that the quit claim and the Maintenance easement are shown on the Zoning Location Survey submitted with this application.

Also depicted on the Zoning Location Survey is a proposed Two Family Dwelling on the 14 William St. property that Byram Properties intends to submit presently for approval by the Commission. The submittal would also include an Admin Cam Application.

Note also that the Blight Review Board had requested that Byram Properties, LLC, make this Lot Line Revision Application to the Commission prior to March 9, 2022 and we are complying with that request.

If the Revision of Lot Lines is approved by the Commission, the buildable area of 14 William St. will be reduced by a small amount of 51 sf. The depicted two family home will comply with FAR and Coverage Zoning Regulations in the R-6 Zone. Additionally, the 16 William St. property will have a home that is not encroaching onto an adjacent property and will have an increase in lot area by approximately 51 sf.

Sewer System Service Area and Water District

The properties are served by the Town of Greenwich public Sanitary Sewer and are also served by public water.

Drainage

There will be no impact on drainage as a result of the Revision of Lot lines. The proposed two family dwelling prior to construction as stated previously will have to have an application filed with the
Commission. With the application the applicant will have to document compliance with Town of Greenwich Drainage Manual.

Deed History

In summary, the conveyance of Parcel “X” from Byram Properties, LLC to Mr. Fong should be considered a revision of Lot Lines.

The exchange will not create a potential for another lot, and the conveyance will remove an encroachment of the Fong Home onto the 14 William St. property by “quit claiming the encroachment to Mr. Fong.

Subsequent to the affirmative action by the Commission, the deed of conveyance of Parcel “X” from Byram Properties, LLC to Mr. Fong will be recorded. The intent is to record this deed after the portion of the dwelling on 14 William St has been removed so the limit of the Fong home after finishing has been installed can be accurately surveyed.

Richard Regan, PE
Rocco V. D’Andrea, Inc.
BYRAM PROPERTIES, LLC
140 HIGHLAND ST.
PORT CHESTER, NY 10573-3395

PAY TO THE ORDER OF: Town of Greenwich
FIVE HUNDRED FIFTY AND 00/100

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com

FOR 14 William St.

DATE 3/8/22 $550.00

DOLLARS

---

ROCCO V. D'ANDREA, INC.
6 NEIL LANE
P.O. BOX 549
RIVERSIDE, CT 06878-0549
(203) 637-1779 FAX (203) 637-1770

First County Bank
Stamford, CT 06905
51-7221/2211

PAY TO THE ORDER OF: Town of Greenwich

Ten and 00/100

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Town of Greenwich
101 Field Point
Town Hall
Greenwich, CT 06830

Additional P&Z filing fee - 14 & 16 William Street W
March 7, 2022

Re: Greenwich Planning & Zoning Commission
Revision of Lot Lines
14 William St. Tax ID: 04-1382/S
16 William St., Tax ID: 04-1675/S

Dear Adjacent Property Owner:

Our office is representing, Byram Properties, LLC, owner of 14 William St. and H. Lee Fong, owner of 16 William St, in an application to the Greenwich Planning and Zoning Commission seeking approval of a Revision of Lot Lines.

This letter serves as written notice of the said application as required by the Planning and Zoning Commission and Sec. 6-14(a)(3) of the Greenwich Building Zone Regulations.

If you have any questions concerning the above matter, please contact our office or the office of the Planning and Zoning Commission.

Sincerely,

ROCCO V. D'ANDREA, INC.

Richard Regan, PE

RAR:adm
20QTP&ZNotice

cc: Byram Properties, LLC
    H. Lee Fong
AFFIDAVIT

STATE OF CONNECTICUT  )
                  ) : GREENWICH
COUNTY OF FAIRFIELD  )

I, Richard A. Regan, being first duly sworn, do hereby certify that on March 9, 2022, I caused to be mailed, postage prepaid, to those persons whose names are set forth, attached hereto, a copy of the notice attached. Said persons were the record owners, as of March 7, 2022, of property abutting (as said term is defined in Sec. 6-14(a)3 of the Greenwich Building Zone Regulations) the property belonging to Byram Properties LLC (14, William Street, Tax ID #04-1382/S) and H. Lee Fong, Jr. (16 William Street, Tax ID #04-1675/S) for whom an application has been filed with the Town of Greenwich Planning and Zoning Commission for approval of a seeking approval of a Revision of Lot Lines.

Richard A. Regan, PE

Subscribed and sworn to before me on March 9, 2022

Alicia Melillo
Notary Public
My Commission Expires 4/30/2026

20QT
Adjacent Property Owners
Byram Properties LLC (14, William Street, Tax ID #04-1382/S)
H. Lee Fong, Jr. (16 William Street, Tax ID #04-1675/S)
March 7, 2022

Tax Acct. No. 04-1586/S
18 William Street LLC
18 William Street
Greenwich CT 06830

Tax Acct. No. 04-1970/S
Rosa Romero
19 Church Street West, #
Greenwich CT 06830

Tax Acct. No. 04-1382/S
(14 William Street)
Byram Properties LLC
140 Highland Street
Port Chester NY 10573

Tax Acct. No. 04-4520/S
Town of Greenwich
Finance Dept.
101 Field Point Road
Greenwich CT 06830

Tax Acct. No. 04-2361/S
Candice Germain, Tr.
19 Church Street West, #3
Greenwich CT 06830

Tax Acct. No. 04-1944/S
(15 South Water Street)
Blue Mountain Partners
507 North Main Street
Port Chester NY 10573

Tax Acct. No. 04-2363/S
Carlos Rodriguez
19 Church Street West, #5
Greenwich CT 06830

Tax Acct. No. 04-1675/S
(16 William Street)
H. Lee Fong, Jr.
16 William Street
Greenwich CT 06830

Tax Acct. No. 04-1390/S
William Stanlonis
20 William Street West
Greenwich CT 06830

Tax Acct. No. 04-2362/S
Jennifer Harvey
19 Church Street West, #4
Greenwich CT 06830

Tax Acct. No. 04-1298/S
Robert Blechner
21 Church Street West
Greenwich CT 06830

Tax Acct. No. 04-2195/S
(27 South Water Street)
DAP LLC
34 South Water Street
Greenwich CT 06830

Tax Acct. No. 04-2360/S
Kelly & Hines Schmid
19 Church Street West, #2
Greenwich CT 06830

Tax Acct. No. 04-1752/S
(27 Church Street)
Estate of Wasili Gubinski
44 Lalley Boulevard
Fairfield CT 06824
March 2, 2022

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

Re: 14 William St Tax ID: 04-1382/S
16 William St, Tax ID: 04-1675/S

To Whom it May Concern,

As owners of No. 14 William St., we hereby authorize Rocco V. D'Andrea, Inc. to represent our interests in the presentation of an application to the Planning & Zoning Commission for a Revision of Lot Lines.

[Signature]

March 8-22
March 2, 2022

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

Re: 14 William St Tax ID: 04-1382/S
    16 William St, Tax ID: 04-1675/S

To Whom it May Concern,

As owner of No. 16 William St., we hereby authorize Rocco V. D'Andrea, Inc. to represent our interests in the presentation of an application to the Planning & Zoning Commission for a Revision of Lot Lines.

H. Lee Fong
### Deed History for 14 William Street, Greenwich, Connecticut
(Asessor Map No. 146, Lot 04-1382/S)

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<td>Warranty Deed from 14 William Street, LLC to Byram Properties LLC</td>
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**LAW OFFICES OF IVEY, BARNUM & O’MARA, LLC**

By  

_Cortney M. Blanks_

Dated March 7, 2022
RESIDENTIAL

VALUATION RECORD

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<th>Land Type</th>
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</tbody>
</table>

GEN: BUILDING ATTACHED TO 16 WILLIAM STREET
1: ONE TOILET FIXTURE (WATER CLOSET) ON FIRST FLOOR
TRDS: V7735 P77 9/9/20

Supplemental Cards
TAXING DISTRICT INFORMATION
Jurisdiction: 57, Greenwich, CT
Area: 001
Corporation: 057
District: 04
Section & Plat: 006
Routing Number: 920780002

Site Description
Topography:

Public Utilities:
Water, Sewer, Electric

Street or Road:

Neighborhood:

Zoning:
R-6 Multi-Family, 7,500 sq. ft.
Legal Acres: 0.1740

Supplemental Cards
TRUE TAX VALUE
447400

Supplemental Cards
TOTAL LAND VALUE
447400
**PHYSICAL CHARACTERISTICS**

- **Style:** Cape
- **Occupancy:** Single family
- **Story Height:** 1.5
- **Finished Area:** 1,175
- **Attic:** None
- **Basement:** 3/4

**ROOFING**

- **Material:** Asphalt shingles
- **Type:** Gable
- **Pitch:** Not available

**FLOORING**

- **Slab:** B
- **Sub and joists:** 1.0, 1.5, 2.0
- **Base Allowance:** B, 1.0, 1.5, 2.0

**EXTERIOR COVER**

- **Wood Siding:** 1.0, 1.5, 2.0

**INTERIOR FINISH**

- **Normal for Class:** B, 1.0, 1.5, 2.0

**ACCOMMODATIONS**

- **Finished Rooms:** 6
- **Bedrooms:** 3
- **Formal Dining Rooms:** 1

**HEATING AND AIR CONDITIONING**

- **Primary Heat:** Hot water - gas
- **Lower Full Part:** 1
- **Upper Upper:**

**PLUMBING**

- **3 Fixt. Baths:** 1, 3
- **Kit Sink:** 1, 1
- **TOTAL:** 4

**REMODELING AND MODERNIZATION**

**Amount Date**

---

**SPECIAL FEATURES**

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**SUMMARY OF IMPROVEMENTS**

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**Data Collector/Date**

- **AK 04/25/2019**

**Appraiser/Date**

- **TOG 10/01/2015**

**Neighborhood**

- Neigh 121040 AV

**Supplemental Cards**

- TOTAL IMPROVEMENT VALUE 31400
BOOK 471—QUIT CLAIM

Know all Men by these Presents, That

We, HARRY A. FREDERICK of New Rochelle,

NEW YORK, CHARLES O. FREDERICK of Port Chester, N. Y., WILLIAM FREDERICK of Dobbs Ferry, N. Y., and SUSAN E. WINKLER of Mount Vernon, N. Y.

for the consideration of One ($1.00) Dollar, received to our full satisfaction of AUGUSTUS FREDERICK of the Town of Greenwich, Fairfield County and State of Connecticut,
do by these Presents, release, release, and forever Quit Claim unto the said AUGUSTUS FREDERICK, his heirs, executors, administrators and assigns all right, title, interest, claim, and demand, whatever, which we or the said Releases have or could to have in or to a certain lot of land with the buildings thereon situate at East Port Chester, in said Town of Greenwich, on the Southerly side of William Street (so-called) being in quantity seventy five (75) feet in front and rear and one hundred (100) feet in depth,

Bounded Northerly by said William Street, Easterly by land of Frederick W. Elliott, Southerly by land of Henry Bruce and land formerly of Christopher Miller, and Westerly by land of St. Paul's German Lutheran Evangelical Church.

In Fear and in Rell the premises, with all the appurtenances unto the said Releases his heirs and assigns forever, as that neither we nor the said Releases nor any other person under us or there, shall thereafter have any claim, right or title in or to the premises, or any part thereof, but they from us and they are by these presents forever laughed and sealed.

In Witness Whereof, we have hereunto set our hands and seals the 17th day of October A.D. 1919.

Signed, sealed and delivered, in presence of

Robt. A. Ream
Margaret W. Kelly

STATE OF CONNECTICUT, Fairfield County.
Personally appeared

HARRY A. FREDERICK, CHARLES O. FREDERICK, WILLIAM FREDERICK, and SUSAN E. WINKLER

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

Received for Record Oct. 23 1919 at 11 H. 00 M. As M. and recorded by

Robert A. Ream
Commissioner of the Superior Court for Fairfield County

Robert E. Ream
Town Clerk.
and North 150 18" East 68.6' to the Westerly line of South Water Street; running thence along the Westerly line of South Water Street South 20 10" West 230.0 feet to the point of beginning.

Together with all right, title and interest in and to the land lying contiguous to and Westerly of the premises above described, between the North and South boundaries of the premises as extended straight out into the Byram River.

This lien is filed within four months after such judgment was rendered and the same estate herein described was attached in said action on the 7th day of May, 1962.

Dated at Norwalk this 20th day of February, 1963.

KELLOGG MARINE, INC.

By: _______________________
   Attorneys

FEB 23 1963, at 8 130 a.m. received by ______________________
   New York

STATE OF CONNECTICUT } SS, PROBATE DISTRICT OF GREENWICH:

This is to certify that Martha F. Frederick

of the town of Greenwich, in said District, died on the 15th day of December 1962, at said Greenwich, that said deceased was the owner of

erest located in the said Town of Greenwich

that said deceased left no will.


Certified by

[Signature]

Augustus C. Frederick

Received for Record FEB 28 1963, at 9 125 a.m. by ______________________
   New York
STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

Probate Court
District of Greenwich

This certifies that the estate of Augustus Frederick late of Greenwich, in the Probate District of Greenwich, deceased, has been duly settled in said Court: that by the terms of the Will of said deceased, there is devised to Martha F. Frederick of Greenwich, Connecticut (now deceased) the following described real estate:

All that certain piece, parcel or tract of land with the buildings thereon situate at East Port Chester, in said Town of Greenwich, on the Southerly side of William Street (so-called) being in quantity seventy five (75) feet in front and rear and one hundred (100) feet in depth. Bounded Northerly by said William Street, Easterly by land of Frederick M. Elliott, Southerly by land of Henry Bruno and land formerly of Christopher Miller and Westerly by land of St. Paul's German Lutheran Evangelical Church.

Dated at Greenwich this 20th day of May A. D. 1963.

L. Paul Burke
Judge of Probate
for the District of Greenwich

OPEN-END MORTGAGE

To All People To Whom These Presents Shall Come, Greeting:

KNOW YE THAT I, WILLIAM F. HORTON, of the Town of Greenwich, County of Fairfield and State of Connecticut,

hereinafter referred to as the grantor, for the consideration of NINE THOUSAND ($9,000) -- -- -- Dollar, received to his full satisfaction of

MILLENIUM, INCORPORATED, a Connecticut corporation, having its principal place of business in the City of New Haven, County of New Haven, and State of Connecticut,

hereinafter referred to as the grantee, DOES GIVE, GRANT, BARGAIN, SELL AND CONFIRM unto the said grantee,

All that certain piece, parcel or tract of land, situated in the Town of Greenwich, County of Fairfield and State of Connecticut, shown and designated on Lot A-52 on a certain map entitled, "Map Showing Subdivision of Property in Greenwich, Conn. Prepared for Millennium Incorporated", which map is on file in the office of the Town Clerk of said Greenwich and therein numbered 4299.

Being the same premises conveyed to the Grantor by Millennium Incorporated, by Warranty Deed dated May 20, 1963, and recorded in the Greenwich Land Records on May 20, 1963, together with the rights and privileges but subject, whatsoever, to the restrictive covenants, agreements and easements therein set forth or referred to.
STATE OF CONNECTICUT ]
COUNTY OF FAIRFIELD ]

SS.1 Probate Court
District of Greenwich

This certifies that the estate of MARTHA F. FREDERICK late of
Greenwich, in the Probate District of Greenwich, deceased,
has been duly settled in this Court; that Augustus C.
Frederick of Greenwich, Connecticut and Viola E. Frederick
Emmersen of Greenwich, Connecticut were heretofore found and
ascertained by said Court, to be the heirs at law of said
deceased and there descends to said Augustus C. Frederick
and Viola E. Frederick Emmersen each an undivided one-half (½)
interest in and to the following described real estate:

All that certain piece, parcel or tract of land with the
buildings thereon situate at Byram, in said Town of Greenwich,
on the Southerly side of William Street (so-called) being in
classy seventy five (75) feet in front and rear and one
hundred (100) feet in depth. Bounded Northerly by said William
Street, Easterly by land now or formerly of Frederick M. Elliott,
Southerly by said land now or formerly of Henry Brune and land
formerly of Christopher Miller and Westerly by land now or formerly
of St. Paul's German Lutheran Evangelical Church.

Dated at Greenwich, Connecticut this 11th day of October 1963.

[Signature]
L. Paul Burke
Judge of the Probate Court
for the District of Greenwich, Connecticut
To all People to Whom these Presents shall Come,

Know Ye, That I, VIOKA E. FREDERICK EMMERSEN, of 79 Locust Avenue, Cos Cob, in the Town of Greenwich, County of Fairfield and State of Connecticut,

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

received to my full satisfaction of ROBERT O. FREDERICK, of 1st William Street, Byram, in the Town of Greenwich, County of Fairfield and State of Connecticut,

do give, grant, bargain, sell and confirm unto the said ROBERT O. FREDERICK,

All my undivided one-half (1/2) interest in and to:

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

Beginning at a point on the southwesterly line of William Street, formed by the intersection of the division line between the premises herein conveyed and land now or formerly of Saint Paul's Evangelical Lutheran Church, and running thence along the said southwesterly line of William Street, 50 degrees 13' east 75.00 feet to land now or formerly of Nureck, and running thence along said land now or formerly of said Nureck, south 35 degrees 13' west 100.00 feet to land now or formerly of Squasso, and running thence along said land now or formerly of said Squasso and land now or formerly of said Voorhies, north 50 degrees 13' west 75.00 feet to land now or formerly of said Saint Paul's Evangelical Lutheran Church, and running thence along said land of said Church, north 35 degrees 13' east 100.00 feet to the point and place of beginning.

Together with all right, title and interest in and to William Street, in front of and adjoining said premises to the center line thereof; and together with the right to maintain the house and barn on said premises as it now exists.

Being the same premises, described in a Certificate of Devise from the Estate of Martha F. Frederik, recorded in the Greenwich, Connecticut Land Records in book 659 at page 571; the grantor herein and Augustus C. Frederik having acquired an undivided one-quarter interest each in and to said premises from the Estate of said Martha F. Frederik, and also having acquired an undivided one-quarter interest each in and to said premises by virtue of being the only issue of Augustus Frederik who died a resident of Greenwich, Connecticut on January 27, 1911, pursuant to the Third Article of the Last Will and Testament of Henry Frederick who died a resident of Greenwich, Connecticut on December 28, 1911.

Said premises are conveyed subject to:

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

2. Taxes of the Town of Greenwich as follows which the grantor herein assumes and agrees to pay:

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

And also, I, the said grantor, do for myself, heirs, executors and administrators, covenant with the said grantee, 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, except as hereinbefore mentioned.

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

In Witness Whereof, I have hereunto set my hand and seal this 18th day of December, in the year of our Lord nineteen hundred and sixty-three.

Signed, Sealed and Delivered in presence of

[Signatures]
State of Connecticut,
County of Fairfield,

Sr. Town of Greenwich

Personally Appeared VIOLA E. FREDERICK EMMERSON,

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

before me.

[Signature]

HUGH RICE BOUGHER
Commissioner of the Superior Court
For Fairfield County.

Received for Record / DEC 18 1963 / at 1:44 P.M. Attest [Signature] Town Clerk.

KNOW ALL MEN BY THESE PRESENTS:

THAT the STATE NATIONAL BANK OF CONNECTICUT, assignee, a Corporation organized under the laws of the United States of America, acting hereby, by its duly authorized officers, does hereby execute and deliver to the said assignee, in consideration of TWENTY-SIX THOUSAND, SEVEN HUNDRED AND NO/100 dollars ($26,700.00) received by it in full satisfaction of New York Life Insurance Company, a New York Corporation, located at 51 Madison Avenue, New York, New York.

The above sum to be applied as follows:

1. $25,700.00 to the Assignee
2. $1,000.00 to the Assignee

IN WITNESS WHEREOF, the Assignor has caused to be set his corporate name and seal this 17th day of December, A.D. 1963.

[Signature]

[Name]

Assignor

[Signature]

[Name]

Assignee

IN THE PRESENCE OF:

[Signature]

[Name]

Notary Public

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD
Sr. Greenwich
December 17, A.D. 1963

Personally appeared THE STATE NATIONAL BANK OF CONNECTICUT, by John F. Gavin, Jr., in Vice President, and acknowledged the same to be his free act and deed, and the true act and deed of said Company, before me.

[Signature]

[Name]

Notary Public

Received for Record / DEC 17 1963 / at 4:58 P.M. Attest [Signature] Town Clerk.
QUIT CLAIM DEED - STATUTORY FORM

I, AUGUSTUS C. FREDERICK, of Greenwich, Connecticut

for consideration paid of $1.00

grant to ROBERT G. FREDERICK

with QUIT CLAIM COVENANTS

All of my interest in and to: All that certain piece, parcel or tract of land with the buildings and improvements thereon situate at Byram (so-called), in the Town of Greenwich, County of Fairfield and State of Connecticut, on the Southerly side of William Street (so-called) being in quantity seventy five (75) feet in front and rear and one hundred (100) feet in depth. Bounded Northerly by said William Street, Easterly by land now or formerly of Frederick M. Elliott, Southerly by land now or formerly of Henry Brune and land formerly of Christopher Miller and Westerly by land now or formerly of St. Pauls German Lutheran Evangelical Church.

Being the same premises acquired in Certificate of Descent dated October 11, 1963 and recorded in the Land Records of said Greenwich in Book 694 at Page 574.

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

Said premises are conveyed subject to the following:

1) Taxes and assessments of the Town of Greenwich on the List of October 1, 2004 and thereafter;
2) Planning and zoning and any and all other municipal and/or other governmental rules, regulations and laws as may affect said premises;

[Town Clerk of Greenwich]

[Conveyance Tax Received]

12098
3) Any easements or restrictions of record;
4) Any state of facts that an accurate survey or personal inspection might reveal.

Signed this 7th day of September, 2005.

Witnessed by:

Augustus C. Frederick

Jian M. Hanley

STATE OF CONNECTICUT         )
COUNTY OF FAIRFIELD         ) SS: GREENWICH   SEPTEMBER 7, 2005

Personally appeared, Augustus C. Frederick, signer and sealer of the foregoing Instrument, and acknowledged the same to be his free act and deed, before me, James B. Dougherty.

Latest Mailing Address of Grantee:
R.R.1 - Box 2525
Stuart, OK 74570

Commissioner of the Superior Court

Received for Record SEP 7 2005 at 2:12 PM
Marked and recorded by: Town Clerk
WARRANTY DEED - STATUTORY FORM

I, ROBERT G. FREDERICK, of Stuart, Oklahoma

for consideration paid of $499,000.00

grant to ALFRED MILLER and BERNICE MILLER, of Greenwich, Connecticut

with WARRANTY COVENANTS

All that certain piece, parcel or tract of land with the buildings and improvements thereon situate at Byram (so-called), in the Town of Greenwich, County of Fairfield and State of Connecticut, and more particularly bounded and described as follows:

Beginning at a point of the Southwesterly line of William Street, formed by the intersection of the division line between the premises herein conveyed and land now or formerly of Saint Paul's Evangelical Lutheran Church, and running thence along said Southwesterly line of William Street, South 50° 13' East 75.0 feet to land now or formerly of Mureck and running thence along land now or formerly of said Mureck, South 35° 18' West 100.0 feet to land now or formerly of Scuroso, and running thence along land now or formerly of said Scuroso and land now or formerly of Timchak, North 50° 13' West 75.0 feet to land now or formerly of Saint Paul's Evangelical Lutheran Church, and running thence along said land now or formerly of said church, North 35° 18' East 100.0 feet to the point and place of beginning.

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

The general boundaries of said premises being:

Bounded Northerly by said William Street, Easterly by land now or formerly of Frederick M. Elliott, Southerly by land now or formerly of Henry Brune and land formerly of Christopher Miller and Westerly by land now or formerly of St. Paul's German Lutheran Evangelical Church.

Being the same premises as in a Certificate of Descent dated October 11, 1963 and recorded in the Land Records of said Greenwich in Book 694 at Page 574.
Said premises are conveyed subject to the following:

1) Taxes and assessments of the Town of Greenwich on the List of October 1, 2003 and thereafter;
2) Planning and zoning and any and all other municipal and/or other governmental rules, regulations and laws as may affect said premises;
3) Tenants in possession.

Signed this day of October, 2005.

Witnessed by:

[Signatures]

Robert G. Frederick

STATE OF OKLAHOMA
COUNTY OF POTTAWATOMI

Personally appeared, Robert G. Frederick, signer and sealer of the foregoing Instrument, and acknowledged the same to be his free act and deed, before me.

Latest Mailing Address of Grantee:

[Signature]
Notary Public
My Commission Expires: 11/4/05
6011678

Conveyance Tax Received

[Signature]
Town Clerk of Greenwich

Received for Record at 3:10 AM and recorded by

[Signature]
Town Clerk
WARRANTY DEED

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

Know Ye, That ALFRED MILLER and BERNICE MILLER

for the consideration of ONE ($1.00) DOLLAR

received to their full satisfaction of 14 WILLIAM STREET, LLC

give, grant, bargain, sell and confirm unto the said 14 WILLIAM STREET, LLC

SCHEDULE A

ALL of my interest in and to: All that certain piece, parcel or tract of land with the buildings and improvements thereon situated at Byram (so-called), in the Town of Greenwich, County of Fairfield and State of Connecticut, on the Southerly side of William Street (so-called) being in quantity seventy five (75) feet in front and rear and one hundred (100) feet in depth. Bounded Northerly by said William Street, Easterly by land now or formerly of Frederick M. Elliott, Southerly by land now or formerly of Henry Brune and land formerly of Christopher Miller and Westerly by land now or formerly of St. Pauls German Lutheran Evangelical Church.

Being the same premises acquired in Certificate of Descent dated October 11, 1963 and recorded in the Land Records of said Greenwich in Book 694 at Page 574.

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

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances therefor, unto the said grantees, their heirs and assigns forever, to them and their own proper use and behoof. And also, the said grantors do for themselves, their heirs, executors, and administrators, covenant with the said grantees, their heirs and assigns, that at and until the unsealing of these presents, they are well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and have good rights 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 above stated.

AND FURTHERMORE, the said grantors do by these presents bind themselves and their heirs forever to WARRANT AND DEFEND the above granted and bargained premises to the said grantees, their heirs and assigns, against all claims and demands whatsoever, except as above stated.

[Signatures]

Town Clerk of Greenwich

Conveyance Tax Received

State

Conveyance Tax Received

Town Clerk of Greenwich
IN WITNESS WHEREOF, Grantors have hereunto set their hands and seal this 18th day of December 2006.

Signed, Sealed and Delivered in the presence of

[Signatures]

STATE OF FLORIDA, COUNTY OF

SS.

On this the 18th day of December 2006, before me, the undersigned officer, personally appeared ALFRED MILLER and BERNICE MILLER known to me to be the persons whose names they subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand.

[Signature]

Notary Public

[Stamp]

received for Record: JAN 30 2007 at 3:21 p.m. and recorded by Town Clerk
WARRANTY DEED - STATUTORY FORM

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME, KNOW YE THAT 14 William Street, LLC for consideration of TWO HUNDRED EIGHTY SEVEN THOUSAND FIVE HUNDRED & 00/100 DOLLARS ($287,500.00), grants to Byram Properties LLC of 140 Highland Street, Port Chester, NY 10573, with WARRANTY COVENANTS, all that certain real property known as 14 William Street, Greenwich, CT 06830, being more particularly described in Schedule A attached hereto and made a part hereof.

Said Premises are conveyed subject to:

1. Any and all provisions of any municipal, ordinance or regulation or public or private law with special reference to the provisions of any zoning regulations and regulations governing the said Premises.

2. Real property taxes on the current Grand List and any municipal liens or assessments becoming due and payable on or after the delivery of this Deed.

3. Such additional encumbrances, if any, as more particularly set forth in Schedule A attached hereto.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.
IN WITNESS WHEREOF, the Grantor has caused these presents to be executed on this 26th day of August, 2020.

14 WILLIAM STREET LLC
By: Harrigan Road Corporation, Manager

By: [Signature]
Jennifer T. Miller-Morse, its President

Signed, sealed and delivered in the presence of or attested by:

Witness: [Signature]
[Name]

Witness: [Signature]
[Name]

STATE OF FLORIDA
COUNTY OF Palm Beach

On this 26th day of August, 2020, before me, the undersigned officer, personally appeared Jennifer T. Miller-Morse, who acknowledged herself to be the President of Harrigan Road Corporation, a Florida corporation, that is itself the Manager of 14 William Street LLC, a Connecticut limited liability company, that she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by Harrigan Road Corporation, as Manager of 14 William Street LLC, by herself, as President.

Notary Public

[Notary Seal]
SCHEDULE A

All that certain place, parcel or tract of land with the buildings and improvements thereon situate at Byram (so-called), in the Town of Greenwich, County of Fairfield and State of Connecticut, and more particularly bounded and described as follows:

Beginning at a point of the Southwesterly line of William Street, formed by the intersection of the division line between the premises herein conveyed and land now or formerly of Saint Paul's Evangelical Lutheran Church, and running thence along said Southwesterly line of William Street, South 60° 13' East 75.0 feet to land now or formerly of Muncak and running thence along land now or formerly of said Muncak, South 35° 18' West 100.0 feet to land now or formerly of Sours, and running thence along land now or formerly of said Sours, and land now or formerly of Timoshak, North 60° 13' West 75.0 feet to land now or formerly of Saint Paul's Evangelical Lutheran Church; and running thence along said land now or formerly of said church, North 35° 18' East 100.0 feet to the point and place of beginning.

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

The general boundaries of said premises being:

Bounded Northerly by said William Street, Easterly by land now or formerly of Frederick M. Elliott, Southerly by land now or formerly of Henry Brane and land formerly of Christopher Miller and Weaken by land now or formerly of St. Paul's German Lutheran Evangelical Church.

Premises are conveyed together with and subject to:

4. Water use charges as may become due and payable to Aquarion Water Company.

5. Sewer use charges as may become due and payable.


RECEIVED FOR RECORD
SEP 09, 2020 10:30:31 AM
CARMELLA C. BUDKINS
Town Clerk
GREENWICH, CT
**Deed History for 16 William Street, Greenwich, Connecticut**

(Assessor Map No. 146, Lot 04-1675/S)

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<th>Date</th>
<th>Book</th>
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<td>10/13/1920</td>
<td>179</td>
<td>85</td>
<td>Warranty Deed from William J. Weising to Peter Paul Murcek and Maria Murcek</td>
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<td>Quit Claim Deed from Maria Murcek to Peter Paul Murcek</td>
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<td>263</td>
<td>Quit Claim Deed from Peter Paul Murcek to Stephen Murcek</td>
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<td>7/3/1984</td>
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<td>Quit Claim Deed from Stephen Murcek to Mary H. Schmeiler (½ Interest)</td>
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<td>5/20/1997</td>
<td>2919</td>
<td>146</td>
<td>Administratrix Deed from Jean Franco, as Administratrix of the Estate of Stephen M. Murcek to H. Lee Fong, Jr. (½ Interest)</td>
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<tr>
<td>5/20/1997</td>
<td>2919</td>
<td>151</td>
<td>Warranty Deed from Mary H. Schmeiler to H. Lee Fong, Jr. (½ Interest)</td>
</tr>
</tbody>
</table>

**LAW OFFICES OF IVEY, BARNUM & O'MARA, LLC**

By ____________________________

Cortney M. Blanks
Dated March 7, 2022
### Residential Valuation Record

#### Land Data and Calculations

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Rating</th>
<th>Measured Acreage</th>
<th>Table</th>
<th>Prod. Factor Base Rate</th>
<th>Adjusted Rate</th>
<th>Extended Value</th>
<th>Influence Factor</th>
<th>Value</th>
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<tbody>
<tr>
<td>1 Residential Land</td>
<td>0.0530</td>
<td>1.00</td>
<td>7796113.00</td>
<td>413300</td>
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<td>413300</td>
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<td>413300</td>
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</table>

#### Transfer of Ownership

<table>
<thead>
<tr>
<th>Date</th>
<th>Transferor/Assignor</th>
<th>Taxable Value</th>
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</thead>
<tbody>
<tr>
<td>05/20/1957</td>
<td>MURCEK STEPHEN &amp; MARY H</td>
<td>$112000</td>
</tr>
<tr>
<td>07/03/1984</td>
<td>NA</td>
<td>$0</td>
</tr>
<tr>
<td>02/18/1955</td>
<td>MURCEK STEPHEN &amp; SCHMEILER MARY H</td>
<td>$0</td>
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</table>

### Additional Notes

- **GEN:** GENERAL NOTES
- BUILDING ATTACHED TO 14 WILLIAM STREET.
- New Roof CO issued 12/8/17
PHYSICAL CHARACTERISTICS
Style: Conventional
Occupancy: Single family
Story Height: 2.0
Finished Area: 1069
Attic: None
Basement: 3/4

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

FLOORING
Slab B
Sub and joists 1.0, 1.5, 2.0
Base Allowance B, 1.0, 1.5, 2.0

EXTERIOR COVER
Wood Siding 1.0, 1.5, 2.0

INTERIOR FINISH
Normal for Class B, 1.0, 1.5, 2.0

ACCOMMODATIONS
Finished Rooms 5
Bedrooms 2
Formal Dining Rooms 1

HEATING AND AIR CONDITIONING
Primary Heat: Hot water - oil
Lower Full Part /Basmt 1 Upper Upper

PLUMBING
3 Fixt. Baths 1 3
Kit Sink 1 1
TOTAL 4

REMODELING AND MODERNIZATION
Amount Date

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>D :BASIC</td>
<td>6400</td>
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</table>

<table>
<thead>
<tr>
<th>ID</th>
<th>Use</th>
<th>Stry</th>
<th>Const</th>
<th>Year Eff</th>
<th>Const Year Cond</th>
<th>Base Rate</th>
<th>Features</th>
<th>Adj Rate</th>
<th>Adj Size or Area</th>
<th>Computed Value</th>
<th>Phys Obso Area</th>
<th>Market %</th>
<th>Value</th>
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<tbody>
<tr>
<td>D</td>
<td>DWELL</td>
<td>0.00</td>
<td>Avg</td>
<td>1900</td>
<td>1900</td>
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Data Collector/Date: AK 04/25/2019
Appraiser/Date: TOS 10/01/2015
Neighborhood: Neigh 121040 AV
Supplemental Cards: TOTAL IMPROVEMENT VALUE: 44200
BOOK 170 WARRANTEE DEED.

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

KNOW YE THAT I, William J. Wasing of the town of Greenwich, County of Fairfield and State of Connecticut,

For the consideration of One ($1) Dollar and other good and valuable consideration received to my full satisfaction of Peter Paul Hurst and Maria Hurst (husband and wife) both of said Town of Greenwich,

Do grant, grant, sell and convey unto the said Peter Paul Hurst and Maria Hurst:

All that certain tract piece or parcel of land with a portion of a dwelling house thereon, situated on the southerly side of William Street at East Port Chester (so-called) in the town of Greenwich, County of Fairfield and State of Connecticut and bounded and described as follows: Beginning at a point on the southerly side of said William Street which point is fifty-two feet westerly from the intersection of the northwesterly corner of land now or formerly of the Grantor, and the northwesterly corner of land now or formerly of Henry Deemer, and the southerly side of said William Street, and running thence southerly one hundred (100) feet to land now or formerly of Henry Deemer and at a point fifty-two feet westerly from the intersection of the southwesterly corner of land now or formerly of the Grantor, and the southwesterly corner of land now or formerly of Henry Deemer, thence westerly along the northwesterly boundary of land now or formerly of said Henry Deemer, twenty-three (23) feet to land now or formerly of Henry Frederick, thence northerly along the easterly boundary of land of said Henry Frederick one hundred (100) feet to the southerly side of said William Street, thence easterly along the southerly side of said William Street twenty-three (23) feet to the point of place of beginning. The dwelling referred to heretofore as a double house, about one-half thereof is upon the premises heretofore described, and the remaining portion being upon premises now or formerly of Henry Frederick, being a portion of the same premises which were acquired by the grantor by virtue of a foreclosure proceeding, the certificate thereof being recorded in the Greenwich Land Records in book No. 147 at page 482.

The Grantees herein assume and agree to pay the Tax due May 1st, 1921.

To have and to hold the above granted and bargained premises, with the privileges and appurtenances thereof unto them the said grantees, their heirs and assigns forever to them and their own proper use and benefit. And also the said grantor does for himself and his heirs, executors, and administrators, covenant with the said grantees, their heirs and assigns, that at and until the canceling of these presents, I am well seized of the premises, as a good indefeasible estate in fee simple; and have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever, except as aforesaid.

And furthermore, I the said grantor do, by these presents, bind myself and my heirs forever to warrant and defend the above granted and bargained premises to the said grantees, their heirs and assigns, against all claims and demands whatsoever, except as aforesaid.

In Witness Whereof, I have hereunto set my hand and seal this 12th day of October, A.D., 1920.

Thos. Stetson, sealed and delivered, in presence of:

Wm. G. Ranges
Daniel Hall

STATES OF CONNECTICUT, County of Fairfield

Town of Greenwich

October 12th, A.D., 1920.

William J. Wasing (Seal) [A.M.]

Wm. G. Ranges

Signer and Sealer

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

Received for Record, Oct. 23, 1920.

Wm. G. Ranges,

Notary Public.

Notary Seal.
Know Ye, That I, MARIA MURCH of the Town of Greenwich, County of Fairfield and State of Connecticut

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

receiving to my full satisfaction of PETER PAUL MURCH of the said Town of Greenwich

do remise, release, and forever QUIT-CLAIM unto the said PETER PAUL MURCH, his

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 a portion of a dwelling house thereon, situated on the southerly side of William Street at Byram (so-called) in the Town of Greenwich, County of Fairfield and State of Connecticut and bounded and described as follows:

Beginning at a point on the southerly side of said William Street which point is fifty two feet westerly from the intersection of the northeasterly corner of land now or formerly of William J. Weising, and the northwesterly corner of land now or formerly of Henry Deemer and the southerly side of said William Street, and running thence southerly one hundred (100) feet to land now or formerly of Henry Breene and at a point fifty-two feet westerly from the intersection of the southeasterly corner of land now or formerly of William J. Weising, and the southwesterly corner of land now or formerly of Henry Deemer, thence westerly along the northerly boundary of land now or formerly of said Henry Breene, twenty-three (23) feet to land now or formerly of Henry Frederick, thence northerly along the easterly boundary of land of said Henry Frederick one hundred (100) feet to the southwesterly side of said William Street, thence easterly along the southerly side of said William Street twenty-three (23) feet to the point or place of beginning.

Said premises are conveyed subject to easements, covenants and restrictions of record if any.
To Have and to Hold the premises, with all the appurtenances, unto the said
Releasee, FETER PAUL MARCEK, his
heirs and assigns forever, so that neither I the
Releasee nor my heirs nor any other person under me or them
shall hereafter have any claim, right or title in or to the premises, or any part thereof,
but therefrom I and they are by these presents forever blindered and excluded.

In Witness Whereof, I have hereunto set my hand and seal
this 1st day of January A. D. 1955.

Signed, Sealed and Delivered in Presence of

Mary Schneider
Maria Mureck

State of Connecticut,
County of Fairfield

Personally Appeared MARIA MURECK

Notary Public

Received for Record / FEB 9 1955 at 2:30 P.M. Attest
To all People to Whom these Presents shall Come Greeting:

Know Ye, That I, PETER PAUL MURCEK of the Town of Greenwich, County of Fairfield and State of Connecticut,

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

received to my full satisfaction of STEPHEN MURCEK of the said Town of Greenwich

do remise, release, and forever QUIT-CLAIM unto the said STEPHEN MURCEK, his heirs and assigns forever, all the right, title, interest, claim and demand whatsoever as I the said releaser have or ought to have in or to

All that certain tract, piece or parcel of land with a portion of a dwelling house thereon, situate on the southerly side of William Street at Byram [so-called] in the Town of Greenwich, County of Fairfield and State of Connecticut and bounded and described as follows:

Beginning at a point on the southerly side of said William Street which point is fifty-two feet westerly from the intersection of the northeasterly corner of land now or formerly of William J. Weising, and the northwesterly corner of land now or formerly of Henry Dehner and the southerly side of said William Street, and running thence southerly one hundred (100) feet to land now or formerly of Henry Breene and at a point fifty-two feet westerly from the intersection of the southeasterly corner of land now or formerly of William J. Weising, and the southerly corner of land now or formerly of Henry Breene, thence westerly along the northerly boundary of land now or formerly of said Henry Breene, twenty-three (23) feet to land now or formerly of Henry Frederick, thence northerly along the easterly boundary of land of said Henry Frederick one hundred (100) feet to the southerly side of said William Street, thence easterly along the southerly side of said William Street twenty-three (23) feet to the point or place of beginning.

Said premises are conveyed subject to easements, covenants and restrictions of record if any.
To Have and to Hold the premises, with all the appurtenances, unto the said 
Releaser, STEPHEN MURCEK, his 
heirs and assigns forever, so that neither I the 
Releasant nor my heirs nor any other person under me or them shall hereafter have any claim, right or title in or to the premises, or any part thereof, but therefrom I and they are by these presents forever barred and excluded.

In Witness Whereof, I have hereunto set my hand and seal
this 18th day of February A. D. 1955.

Signed, Sealed and Delivered in presence of

Peter Paul Murcek

State of Connecticut,
County of Fairfield

Personally Appeared PETER PAUL MURCEK,

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

before me.

Received for Record FEB 18 1955 at 4:10 P.M. Attest Town Clerk.
I, STEPHEN MURCEK,
of 16 William Street, Byram, in the Town of Greenwich, County of
Fairfield and State of Connecticut,
for consideration paid, granting of ONE ($1.00) DOLLAR and other good and
valuable considerations
GRANT TO: MARY H. SCHMIELER,
of 16 William Street, Byram, in the Town of Greenwich, County of
Fairfield and State of Connecticut,
with QUIT-CLAIM COVENANTS
(Description and encumbrances, if any or any additional provisions)
An undivided one-half interest in and to:
All that certain tract, piece or parcel of land with a portion of a
dwelling house thereon, situate on the southerly side of William
Street at Byram (so-called) in the Town of Greenwich, County of
Fairfield and State of Connecticut and bounded and described as
follows:
Beginning at a point on the southerly side of said William Street
which point is fifty two feet westerly from the intersection of
the northwesterly corner of land now or formerly of William J.
Weising, and the northwesterly corner of land now or formerly of
Henry Dehmer and the southerly side of said William Street, and
running thence southerly one hundred (100) feet to land now or
formerly of Henry Breene and at a point fifty-two feet westerly
from the intersection of the southeasterly corner of land now or
formerly of William J. Weising, and the southwesterly corner of
land now or formerly of Henry Dehmer, thence westerly along the
northerly boundary of land now or formerly of said Henry Breene,
twenty-three (23) feet to land now or formerly of Henry Frederick,
thence northerly along the easterly boundary of land of said Henry
Frederick one hundred (100) feet to the southerly side of said
William Street, thence easterly along the southerly side of said
William Street twenty-three (23) feet to the point or place of
beginning.
Said premises are conveyed subject to easements, covenants and
restrictions of record if any.
Being the same premises conveyed to the Releasor herein by PETER
PAUL MURCEK, by Quit Claim Deed dated February 18, 1955 and recorded
in the Town of Greenwich Land Records on said date in Volume 530 at
263.
Signed this 15 day of
June, 1984

Witnessed by

[Signature]
[Signature]

[Signature]
[Signature]

State of Connecticut,
County of Fairfield

as: Town of Greenwich
June 24, 1984

Personally Appeared

STEPHEN MURCEK

Signer and Sealer of the foregoing Instrument, and acknowledged the same to his
freed and deed
before me.
Latest mailing address of Grantor:
No. and Street 16 William Street
City Greenwich

Received for Record JUL 3 1984 at 11:44 A.M. Attest. Received this Instrument by
Town Clerk.
ADMINISTRATRIX DEED

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

KNOW YE, that we, JEAN FRANCO, of 22 Mulberry Street, Ridgefield, Connecticut 06877, as Administratrix of the ESTATE OF STEPHEN M. MURCEK, late of the Town of Greenwich, County of Fairfield and State of Connecticut, deceased, and in consideration of the sum of FIFTY-SIX THOUSAND TWO HUNDRED FIFTY ($56,250.00) DOLLARS and other good and valuable consideration received to my full satisfaction of H. LEE FONG, JR. of 16 William Street, Greenwich, Connecticut 06830, DO GIVE, GRANT, BARGAIN, SELL AND CONFIRM unto the said H. LEE FONG, JR., in fee simple, all the right, title, interest, claim and demand which the said STEPHEN M. MURCEK had at the time of his death or which I, as such Administratrix, have or ought to have in and to:

ALL that certain tract, piece or parcel of land with a portion of a dwelling house thereon, situate on the southerly side of William Street at Byram (so-called) in the Town of Greenwich, County of Fairfield and State of Connecticut and bounded and described as follows:

Beginning at a point on the southerly side of said William Street which point is fifty-two feet westerly from the intersection of the northeasterly corner of land now or formerly of William J. Weising, and the northwesterly corner of land now or formerly of Henry Dehmer and the southerly side of said William Street, and running thence southerly one hundred (100) feet to land now or formerly of Henry Breene and at a point fifty-two feet westerly from the intersection of the southeasterly corner of land now or formerly of William J. Weising, and the southwesterly corner of land now or formerly of Henry Dehmer, thence westerly along the northerly boundary of land now or formerly of said Henry Breene, twenty-three (23) feet to land now or formerly of Henry Frederick, thence northerly along the easterly boundary of land now or formerly of Henry Frederick one hundred (100) feet to the southerly side of said William Street, thence easterly along the southerly side of said William Street twenty-three (23) feet to the point or place of beginning.

BEING the same premises conveyed to Stephen Murcek by Peter Paul Murcek by Quit-Claim Deed dated February 18, 1935 and recorded in the Greenwich Land Records in Book 530 at Page 263, with one-half interest being further conveyed to Mary H. Schmeiler by Stephen Murcek by Quit-Claim Deed dated June 26, 1984 and recorded in said Land Records in Book 1403 at Page 259.

Said premises are conveyed subject to the following:

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

2. Taxes of the City or Town in which the premises are situated which become due and payable after the date of the delivery of the deed, which taxes the Purchaser shall assume and agree to pay as part of the consideration for the deed.

$61 88/100

CONVENIENCE FAX RECEIVED

Town Clerk of Greenwich

$281 05/100 STATE

CONVENIENCE FAX RECEIVED

Town Clerk of Greenwich
3. Public improvement assessments, and/or any unpaid installments thereof, which
assessments and/or installments become due and payable after the date of the delivery of
the deed, which assessments and/or installments the Purchaser shall assume and agree to
pay as part of the consideration for the deed.

4. Such state of facts as an accurate survey or physical inspection of the premises might
disclose.

TO HAVE AND TO HOLD the above-granted and bargained premises,
with the appurtenances thereof, unto them, the said Grantee, his successors and assigns
forever, to him and his own proper use and behoof. And the said Jean Franco does hereby
covenant with the said Grantee, his successors and assigns, that she has full power and
authority as Administratrix aforesaid, to grant and convey the above-described premises
in manner and form as aforesaid and for herself and her heirs, executors, administrators,
successors and assigns does further covenant to warrant and defend the same to the said
Grantee, his successors and assigns against the claims of any person whomsoever
claiming by, from or under her as Administratrix aforesaid.

AND ALSO, I, the said Grantor, do for myself, my executors and
administrators, covenant with the said Grantee, his successors and assigns, that, at and
until the unsealing of these presents, I have full power and authority as Administratrix, as
aforesaid, to bargain and sell the same in manner and form as above written.

IN WITNESS WHEREOF, I, JEAN FRANCO, as Administratrix of the
ESTATE OF STEPHEN M. MURCEK, as aforesaid, have hereunto set
my hand and seal this 30th day of May, 1997.

Signed, Sealed and Delivered
In the Presence of:

JEAN FRANCO, Administratrix
Administratrix of the
Estate of Stephen M. Murcek,
as aforesaid
STATE OF CONNECTICUT  
COUNTY OF FAIRFIELD  

Personally appeared JEAN FRANCO, as Administratrix of the Estate of Stephen M. Murcek, as aforesaid, signer and sealer of the foregoing Instrument, and acknowledged the same to be her free act and deed as such Administratrix, before me.

[Signature]
Commissioner of Superior Court Notary Public

Received for Record MAY 20 1997 at 2 h 04 m P M, and recorded by _________.

[Signature]
WARRANTY DEED

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

KNOW YE THAT, I, MARY H. SCHMELLER, c/o Frunco, 22 Mulberry Street, Ridgefield, Connecticut 06877 (hereinafter referred to as Grantor), for the consideration of FIFTY-SIX THOUSAND TWO HUNDRED FIFTY ($56,250.00) DOLLARS and other value received to his full satisfaction of H. LEE PONG, JR. of 16 William Street, Greenwich, Connecticut 06830 (hereinafter referred to as 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, all the right, title, interest, claim and demand which I have or ought to have in and to:

ALL that certain tract, piece or parcel of land with a portion of a dwelling house thereon, situated on the southerly side of William Street at Byram (so-called) in the Town of Greenwich, County of Fairfield and State of Connecticut and bounded and described as follows:

Beginning at a point on the southerly side of said William Street which point is fifty-two feet westerly from the intersection of the northeasterly corner of land now or formerly of William J. Weising, and the northwesterly corner of land now or formerly of Henry Dehmer and the southerly side of said William Street; and running thence southerly one hundred (100) feet to land now or formerly of Henry Breene and at a point fifty-two feet westerly from the intersection of the southeasterly corner of land now or formerly of William J. Weising, and the southwesterly corner of land now or formerly of Henry Dehmer, thence westerly along the northerly boundary of land now or formerly of said Henry Breene, twenty-three (23) feet to land now or formerly of Henry Frederick, thence northerly along the easterly boundary of land now or formerly of Henry Frederick one hundred (100) feet to the southerly side of said William Street, thence easterly along the southerly side of said William Street twenty-three (23) feet to the point or place of beginning.

BEING the same premises conveyed to Stephen Mureck by Peter Paul Mureck by Quit-Claim Deed dated February 18, 1955 and recorded in the Greenwich Land Records in Book 330 at Page 263, with one-half interest being further conveyed to Mary H. Schmeller by Stephen Mureck by Quit-Claim Deed dated June 26, 1984 and recorded in said Land Records in Book 1403 at Page 259.

Said premises are subject to any and all provisions of any ordinance, municipal regulation, or public or private law and to any municipal and sewer taxes and assessments payable after the date hereof and such state of facts as an accurate survey or physical inspection of the premises might disclose.

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

AND ALSO, the said Grantor does for herself, her heirs and successors covenant with the said Grantee, his heirs, successors and assigns, that at and until the enrolling of these presents, she is well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and has good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever except as hereinbefore mentioned.

AND FURTHERMORE, the said Grantor does by these presents bind herself and her 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 hereinbefore mentioned.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, name and seal, this 20th day of May, 1997.

Signed, Sealed and Delivered in presence of:

[Signature]

Mary H. Schmeier, acting

Mary H. Schmeier, acting herein

Mary H. Schmeier, acting herein

by Jean Franco, her attorney-in-fact

by Jean Franco, her attorney-in-fact

[Signature]

Mary H. Schmeier, acting

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

COUNTY OF FAIRFIELD

ss: Greenwich

May 20, 1997

Personally appeared MARY H. SCHMEIER, acting herein by Jean Franco, her attorney-
in-fact, signer and sealer of the foregoing instrument and acknowledged the same before me to be her free act and deed.

[Signature]

Notary Public/Commissioner of
the Superior Court

Received for Record MAY 20 1997

at 2:06 P.M.

Attest: [Signature]

[Signature]

Town Clerk

[Signature]