

Lisa L. Feinberg

Partner
Phone: 203.252.2677
Fax: 203.325.8608
LFeinberg@carmodylaw.com
1055 Washington Blvd
4th Floor
Stamford, CT 06901

March 14, 2023

James J. Lunney, III, R.A. Zoning Enforcement Officer City of Stamford 888 Washington Blvd, 7th Floor Stamford, CT 06901

Re: Legally-Nonconforming Parking – 111-123 High Ridge Road, Stamford, Connecticut (the "Property")

Dear Mr. Lunney:

My client, Sweetspot Stamford LLC (the "**Prospective Tenant**"), is currently seeking to convert approximately 2,400 square feet of office/retail space on the Property to a Hybrid Cannabis Retailer. The contemplated space was most recently occupied by Kumon (1,600+/- SF) and Alister Uniforms (800+/- SF). I am writing you now to confirm that the parking ratio and configuration on the Property are legally nonconforming, and the proposed use complies with the parking requirements.

Today, the Property is located in the C-N zone (Neighborhood Business District). However, at the time the improvements on the Property were constructed on or about 1964, the Property was located in the C-L zone (Limited Business District). A copy of the Tax Assessor's records confirming the year of construction as well as a zoning map from 1964 are attached for your reference. I have also attached an affidavit from the attorney whose firm represented the original owner of the Property. This affidavit confirms, to the best of his knowledge and belief, the Property has been continuously used for office and retail purposes since it was constructed. The historic Tax Assessor's records, also attached, support this conclusion too.

In 1964, the Stamford Zoning Regulations treated parking for retail and office the same and provided the following:

Parking space for one vehicle for each 500 square feet of ground floor area of any retail store or office building not otherwise specified herein, and an additional parking space for one vehicle for each 1000 square feet of floor area on the upper floor or floors of any retail store or office building not otherwise specified herein; such area shall

{S7484114;2}



Letter to J. Lunney Legally-Nonconforming Parking – 111-123 High Ridge Road Page 2

be provided at a point not more than 500 feet distant in a direct line form the nearest part of said retail stores or office building. (the "1964 Regulation")¹

However, after further discussion with you, I understand you believe the portion of the building most recently occupied by Kumon (1,600+/- SF) waived its legally nonconforming status when the tenant changed and it became office space, which requires less parking than retail today.² Based on today's retail parking standard, the former Kumon space would require seven (7) parking spaces. The remaining 800+/- SF of existing retail space has maintained its legally nonconforming status and is subject to the 1964 Regulation.³

Pursuant to the Tax Assessor's Records, collectively the two building consist of 24,256+/- SF on the lower levels and 18,670+/- SF on the upper level.⁴ Of the 24,256 SF on the lower level, 22,656+/- SF is subject to the 1964 Regulation (46 spaces) and 1,600+/- SF is subject to the current retail parking regulation (7 spaces). The remaining 18,670+/- SF on the upper level is also subject to the 1964 Regulation (19 spaces). Collectively, this means seventy-two (72) parking spaces are required today.

Notably, a number of the parking spaces straddle the eastern property line. After speaking with you, I understand any parking spaces, where the majority of the space is located on private property, and which have been historically located in the same place, are considered legally nonconforming in terms of location and configuration. As you can see from the attached historical aerial photograph circa. 1970, the parking location and configuration has remained consistent.

In addition, after reviewing the history, I can confirm that the area labeled "Paul's Place" on the survey was previously a city-owned street. It was discontinued in 1975, and has been used for parking ever since. A copy of the Board of Representatives Resolution is attached. Pursuant to Connecticut common law, once the road was discontinued, ownership of the land reverted to the property owners on either side of the street such that each would own to the centerline. Therefore, A&F High Ridge LLC, the current owner of the Property, technically owns the western part of that parking area, and the City of Stamford owns the eastern portion. Collectively, this means approximately ninety (90) parking spaces are controlled by the current owner of the Property⁶ and available for use by the tenants, in excess of the seventy-two (72) parking spaces required.

¹ I was unable to obtain a copy of the 1964 regulation. However, I have included a copy from 1963 and 1965 which are identical.

² I disagree with this position and believe the nonconforming status relates to retail or office, but I defer to you on this decision.

³ Thus, collectively, the Prospective Tenant would require nine (9) parking spaces.

⁴ Notably, this is a conservative calculation applying the one space per 500 SF to the lower level and first floor in both buildings. If the first floor is treated as an "upper level", the required parking is further reduced.

⁵ Pack v. Smith, 1 Conn. 103, 110 (1814).

⁶ Even if the parking spaces on the former Paul's Place lot are not attributed to the current owner, there are still seventy-three (73) available spaces. {\$7484114;2}



Letter to J. Lunney Legally-Nonconforming Parking – 111-123 High Ridge Road Page 3

Based on the foregoing, I understand there is legally sufficient parking, from a zoning perspective, to accommodate the proposed Hybrid Cannabis Retailer on the Property.

If you agree, I kindly request that you confirm same by countersigning below. In doing so, please know that the Prospective Tenant will rely upon your determination as it moves forward with applications to the Zoning Board. As always, thank you again for your time and attention to this matter. Of course, if you should have any questions, please feel free to contact me.

Very truly yours,

Lisa Feinberg

Lisa L. Feinberg

AGREED TO:

James J. Lunney, III, R.A.

Zoning Enforcement Officer

APPROVED

City of Stamford

Zoning Enforcement Officer

James J. Lunney, III, R.A.

Property Location 111 HIGH RIDGE ROAD Map ID 000/ 0932/ / / Bldg Name State Use 200 Vision ID 26532 Account # 000-0932 Bldg # 1 Sec# 1 of 1 Card# 1 of 2 2/15/2023 8:05:14 AM **CURRENT OWNER** TOPO UTILITIES STRT / ROAD CURRENT ASSESSMENT LOCATION 3 Public Sewer 4 Proposed Description Code Appraised Assessed A&F HIGH RIDGE LLC 6135 1 All Public 1 Paved COM LAND 2-1 6,396,340 4,477,440 4 Gas COM BLDG 2-2 4.985.510 3,489,860 SUPPLEMENTAL DATA STAMFORD, CT 199 MAIN STREET COM OUTBL 2-5 32,000 22,410 103 224 A+B DSSD Alt Prol ID MEZZANINE Agent Nam Survey1 6740 Roll Survey2 WHITE PLAINS 10601 Census Tr 212 Common HIGH RIDGE PLA VISION Census BI 2010 Neighborh RIDGWY: Sewer Acct GIS ID Assoc Pid# E 011 4050 Total 11,413,850 7.989.710 RECORD OF OWNERSHIP BK-VOL/PAGE | SALE DATE Q/U V/I SALE PRICE VC PREVIOUS ASSESSMENTS (HISTORY Code Year Assessed Year Code Assessed A&F HIGH RIDGE LLC 11692 0001 03-09-2017 Q 10.250.000 00 Year Code Assessed HIGH RIDGE PLAZA LLC 5454 0299 02-15-2000 U 2022 2-1 4,477,440 2022 2-1 0 4,477,440 2021 2-1 3.927.740 HIGH RIDGE PLAZA U 1313 0229 12-14-1972 25 1 0 2-2 3,489,860 2-2 3,489,860 2-2 3,072,240 2-5 22,410 2-5 22,410 2-5 21.080 Total 7.989,710 Total 7.989.710 7.021.060 Total EXEMPTIONS OTHER ASSESSMENTS This signature acknowledges a visit by a Data Collector or Assessor Code Amount Code Year Description Description Number Amount Comm Int APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 4,569,780 Total 0.00 ASSESSING NEIGHBORHOOD Appraised Xf (B) Value (Bldg) 415,730 Nbhd Nohd Name В Tracing Batch Appraised Ob (B) Value (Bldg) 32,000 0800 Appraised Land Value (Bldg) 6,396,340 NOTES Special Land Value ORECK DR LAURA FUTTERMAN; HENRY SOBO, M.D. Total Appraised Parcel Value 11,413,850 GREAT NAILS HIGH RIDGE OFFICE PLAZA NADINE HOKAYEM N.A. Valuation Method C A22 ANTIQUES & JEWELRY WORKMANS COMP; KUMON MATH & READING TODAY'S KITCHEN HIGH RIDGE CONFERENCE CTR, CT SPINE & POLIFORM; A&A HEARING AID CENTER HEALTH CTR; N. STAMFORD PODIATRY IMPRESSIVE STATE FARM HAIR DESIGN Total Appraised Parcel Value 11 413 850

INITIALOGIVE	- SIAIL PARWITIA	I DL	SIGIA											Total Applaised	a raice	value				11,415,000
			of Little		BUILDIN	G PERMI	TREC	CORD						1 1 1 1 1 1 1	VI	SIT / C	HAN	GE HI	STORY	THE RESERVE
Permit Id	Issue Date Typ	e	Desci	ription	Amou	nt Ins	p Date	e % Com	Date (Comp	C	ommen	its	Date	ld	Type	ls	Cd	Purpost/	Result
B-22-1078	08-25-2022 NV	N	lo Value	е		0		0		INS	TALLAS	SURION	WALL SIG	08-19-2022	MVS			01	Measur+1Visit	
B-22-613	06-06-2022 NV	0		0		INS	TALL TV	VO SIG	NS ON EXI	05-04-2022	DN			24	Court Stipulation	on				
B-21-1387								100	12-29	-2021 ALT	TERATIO	NS FO	R LAWYER	03-09-2018	SEG			18	Board of Asses	sment Appe
B-21-273	-273 02-03-2021 NV No Value 0						100	05-26	-2021 SIG	IOT 2M	BE INST	TALLED O	08-03-2012	SM	1 1		00	Measur+Listed		
B-20-192							100	11-30-	2020 INS	TALL N	EW ILLU	JMINATED	07-21-2012	BJ			14	Consolidation		
B-20-265	05-28-2020 NV	N	lo Value	е		0		0					NG 2ND FL	04-23-2010	BJ			24	Court Stipulation	on
B-19-1745	12-05-2019 NV					0		0					GN ALONG	11-18-2008	GS			29	Data Mailer	
								LAN	D LINE V	ALUATIO	N SECT	ION	,			the same of				
B Use Code	Description	Zone	Distri	Distric	t Desc.	Land Ur	nits	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Lo	ocation	Adjus	tment	Adj Unit Pric	Land Value
1 200	Commercial MD	CN	4			46,357	SF	137.98	1.00000	E	1.00	0800	1.000					0	137.98	6,396,340
					1						1									

Total Land Value

6,396,340

Parcel Total Land Area: 1.06

Total Card Land Units

1.06 AC

Property Location 111 HIGH RIDGE ROAD Map ID 000/ 0932/ / / Bldg Name State Use 200 Vision ID 26532 Account # 000-0932 Bldg# 1 Sec # 1 of 1 Card # 1 of 2 2/15/2023 8:05:14 AM CONSTRUCTION DETAIL CONSTRUCTION DETAIL (CONTINUED Element Description Element Description Style: 53 Off/Retail Model 94 Comm/Ind Grade 05 C+ FUS BAS FLL RP4 (x2) Stories: 2 Stories Occupancy 16.00 MIXED USE Exterior Wall 1 20 Brick Code Description Percentage Exterior Wall 2 200 Commercial MDL-94 100 Roof Structure 01 Flat 0 Roof Cover 04 T&G/Rubber 0 COST / MARKET VALUATION Interior Wall 1 05 Drywall/Plaste Interior Wall 2 RCN Interior Floor 1 14 4,241,712 Carpet Interior Floor 2 11 Ceram Clay Til Heating Fuel 02 Gas/LP Year Built 1964 Heating Type 03 Forced Air-Duc Effective Year Built AC Type 03 Central Depreciation Code G Bldg Use 200 Commercial MDL-94 Remodel Rating Total Rooms Year Remodeled Total Bedrms 00 Depreciation % 22 Total Baths 0 Functional Obsol 01 Heat/AC Heat/AC Pkgs External Obsol Frame Type 06 FireProofSteel Trend Factor Baths/Plumbing 02 Average Condition Ceiling/Wall 05 Sus-Ceil&Wall Condition % Rooms/Prtns 02 Average Percent Good 78 Wall Height 10.00 RCNLD 3,308,540 % Comn Wall Dep % Ovr 1st Floor Use: 200 Dep Ovr Comment Misc Imp Ovr Misc Imp Ovr Comment Cost to Cure Ovr Cost to Cure Ovr Comment **OB - OUTBUILDING & YARD ITEMS(L** XF - BUILDING EXTRA FEATURES(B) Code Description L/B | Units | Unit Price | Yr Blt | Cond. Cd | % Good | Grade | Grade Adj | Appr. Value LP4 Pavng Asphit 15,100 1.70 1967 75 1.00 19,250 C EL2 Elev Pass 60000.00 1997 78 C 1.00 140,400 Sprinklers - Wet SPR1 В 31,300 2.70 1997 78 C 1.00 65,920 RP8 Porch Up Enc В 182 46.00 1997 78 C 1.00 6,530 RP8 Porch Up Enc В 182 1997 46.00 78 1.00 **BUILDING SUB-AREA SUMMARY SECTION** Code Description Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value BAS First Floor 10,455 10,455 142.14 1,486,063 FLL Finished Lower Level 10,030 10.030 120.83 1,211,877 FUS Upper Story, Finished 10,815 10,815 142.14 1,537,233 RP4 Porch Enclosed 364 0.00 UBM Basement, Unfinished 182 35.93 6,538

4,241,711

Ttl Gross Liv / Lease Area

31.846

Property Location 111 HIGH RIDGE ROAD Map ID 000/ 0932/ / / State Use 200 Bldg Name Account # 000-0932 Bldg # 2 Vision ID 26532 Sec # 1 of 1 Card# 2 of 2 2/15/2023 8:05:15 AM CURRENT OWNER TOPO UTILITIES STRT/ROAD LOCATION CURRENT ASSESSMENT 3 Public Sewer 4 Proposed Description Code Appraised Assessed A&F HIGH RIDGE LLC 6135 1 All Public 1 Paved COM LAND 2-1 6,396,340 4,477,440 4 Gas COM BLDG 2-2 4,985,510 3,489,860 SUPPLEMENTAL DATA STAMFORD, CT COM OUTBL 2-5 32,000 199 MAIN STREET 22,410 103 224 A+B DSSD Alt Prol ID MEZZANINE Survey1 7756 Agent Nam Survey2 6740 Roll WHITE PLAINS NY 10601 Census Tr 212 Common HIGH RIDGE PLA VISION Census BI 2010 Neighborh RIDGWY: Sewer Acct GIS ID E 011 4050 Assoc Pid# Total 11,413,850 7,989,710 RECORD OF OWNERSHIP SALE PRICE VC BK-VOL/PAGE SALE DATE Q/U V/I PREVIOUS ASSESSMENTS (HISTORY) Year Code Assessed Year Code Assessed Year Code Assessed A&F HIGH RIDGE LLC 11692 0001 03-09-2017 Q 10,250,000 00 HIGH RIDGE PLAZA LLC 5454 0299 02-15-2000 U 0 2022 2-1 4,477,440 2022 2-1 4,477,440 2021 2-1 3.927.740 HIGH RIDGE PLAZA 1313 0229 12-14-1972 U 25 2-2 1 0 3,489,860 2-2 3,489,860 2-2 3,072,240 2-5 22,410 2-5 22,410 2-5 21,080 7,989,710 Total Total 7,989,710 7,021,060 **EXEMPTIONS** OTHER ASSESSMENTS This signature acknowledges a visit by a Data Collector or Assessor Code Year Description Amount Code Description Number Amount Comm Int APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 4,569,780 Total 0.00 ASSESSING NEIGHBORHOOD Appraised Xf (B) Value (Bldg) 415,730 Nbhd Name Batch Nbhd В Tracing Appraised Ob (B) Value (Bldg) 32,000 0800 Appraised Land Value (Bldg) 6,396,340 NOTES Special Land Value R. POLIFORM INSPECTED BOTH BLDGS 3/30/2017 Total Appraised Parcel Value 11,413,850 BLDG 2: 3RD FL: YOGA STUDIO, BLDG 1: UL:OFFICE STATE FARM INS. WORKER Valuation Method C S COMP, AA HEARING AID CENTER 2ND FL: DRESS SHOP GL: VACANT LL: GIULIANO'S MUSIC CENTER GL: NAIL SALOON, HAIR SALOON, PODIATRY OFFICE, SCHOOL TUTOR CENTER. LL: VACUUM STORE, JEWELRY, KITCHEN CENTE Total Appraised Parcel Value 11,413,850 BUILDING PERMIT RECORD VISIT / CHANGE HISTORY Description Amount Insp Date | % Comp | Date Comp Comments Date ld Type Is Cd Purpost/Result Permit Id | Issue Date | Type 08-19-2022 MVS 01 Measur+1Visit

								LAN	DUNEV	ALUATION	LCECT	ION						
В	Use Code	Description	Zone	Distri	District Desc	Land	Units	Unit Price					Nhbd Adj	Notes	Location A	djustment	Adj Unit Pric	Land Value
2	200	Commercial MD	CN	4			0 SF	0.00	1.10000	С	1.00	0800	1.000			0	0	0
																	- 5	VI IVN
		Tot	tal Car	d Land	Units 0.00) AC	P	arcel Total L	and Area:	1.06						Tot	al Land Value	6,396,340

Property Location 111 HIGH RIDGE ROAD Vision ID 26532 Account Account # 000-0932

Description

Ttl Gross Liv / Lease Area

Finished Basement - Comm

Upper Story, Finished Porch Enclosed

Basement, Unfinished

Code BAS

FBM

FUS

RP4

RP8

UBM

First Floor

Porch Up Encl

Map ID 000/ 0932/ / / Bldg# 2 Bldg Name Sec# 1 of 1

Card # 2 of 2

State Use 200 2/15/2023 8:05:15 AM

C	ONSTRU	CTION DETAIL	0 0002	OMETO	UCTION DE		# 2
Element	Cd	Description	Elen	UNSTR	Cd Cd	TAIL (CONT	
Style:	53	Off/Retail	Eleti	iem	Co	Desc	ription
Model	94	Comm/Ind					
Grade	05	C+					
Stories:	3	3 Stories					
Occupancy	3.00	o otoneo			MIXED	HICE	
Exterior Wall 1	21	Stone	Code	T	Descripti		Percentage
Exterior Wall 2	28	Glass Vitro	200	Comm	ercial MDL-		100
Roof Structure	01	Flat	200	Comm	CICIAI WIDE	34	0
Roof Cover	04	T&G/Rubber					0
Interior Wall 1	05	Drywall/Plaste		CO	ST/MARKE	T VALUATIO	N
Interior Wall 2		Si y Waliiri Table				- INCOMING	
Interior Floor 1	05	Vinyl/Asphalt	RCN			1,616,975	5
Interior Floor 2	12	Hardwood				1.10	-
Heating Fuel	02	Gas/LP					
Heating Type	03	Forced Air-Duc	Year Bui	lt		1964	
AC Type	03	Central	Effective	Year B	uilt	1000000	
Bldg Use	200	Commercial MDL-94	Deprecia	tion Co	de	G	
Total Rooms	200	Commercial MDE-94	Remode	Rating			
Total Bedrms			Year Ren	modeled	i		
Total Baths			Deprecia	tion %		22	
Heat/AC	01	Heat/AC Pkgs	Function	al Obso	1		
Frame Type	05	Steel	External	Obsol			
Baths/Plumbing	02		Trend Fa	ctor		1	
Ceiling/Wall	05	Average Sus-Ceil&Wall	Condition	1			
Rooms/Prtns	02		Condition	۱ %			
Wall Height	10.00	Average	Percent (Good		78	
% Comn Wall	10.00		RCNLD			1,261,240)
1st Floor Use:			Dep % O	VΓ			
istriouruse.			Dep Ovr		ent		
			Misc Imp	Ovr			
			Misc Imp				
			Cost to C	ure Ovi			
			Cost to C	ure Ovi	Comment		
0	B - OUTE	BUILDING & YARD ITEMS(L) / XF - BU	ILDING	EXTRA FE	ATURES(B)	
Code Descri	ntion 11	IB Units Unit Price Vr B	It Cond C	1 0/ 0	and Crade	Canada Adi	Anna Malus

FDM (1.46c at)	
MUSIC SCHOOL IN FIL.	
BAS FLE (x2)	
rus(a))	

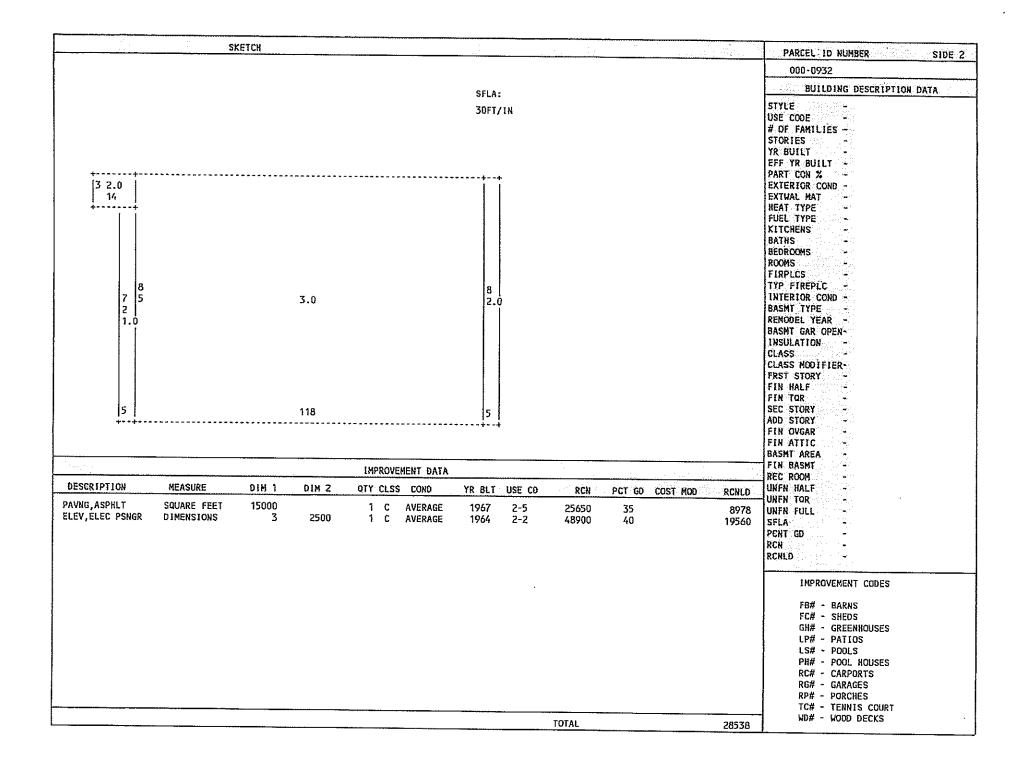
	OB - OU	TBUI	LDING 8	YARD ITE	MS(L)	/XF - BUIL	DING EX	TRA FE	ATURES(B	
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
LP4	Pavng Asphlt	L	10,000		1975	Α	75	С	1.00	12,750
EL2	Elev Pass	В	3	60000.00	1997		78	С	1.00	140,400
RC1	Carport	В	1,363	14.00	1997		78	С	1.00	14.880
SPR1	Sprinklers - Wet	В	10,167	2.70	1997		78	С	1.00	21,410
RP8	Porch Up Enc	В	180	46.00	1997		78	С	1.00	6,460
RP8	Porch Up Enc	В	180	46.00	1997		78	С	1.00	6,460
RP4	Porch Enclsd	В	180	48.00	1997		78	С	1.00	6.740
										0,110
1	1	1		1	1					

180 46.00 180 46.00 180 48.00	1997 1997	78 78 78 78	C	1.00 1.00 1.00	6,460 6,460 6,740
BUILDING SU	B-AREA SUI	MMARY SEC	CTION		
tion	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	2,311	2,311		144.30	333,467
Comm	1,460	1,460		50.50	73,735
	7,855	7,855		144.30	1,133,441
	0	189		0.00	O
	0	378		0.00	l ol
	0	2,117		36.06	76,332
Liv / Lease Area	11,626	14,310			1,616,975



CITY OF STAMFORD REAL PROPERTY DATA

PROPERTY LOCATION	PARCEL ID	CENSUS	ZONE	МАР	мвно	SITE	PROP-CLASS S	SURVEY MAP	DIST. DIR	/CARD BLK/ST/LOT	SIDE 1
111 HIGH RIDGE ROAD	000-0932	212	CN	103	08009	01 OF 01	2-2	7756	4 E	011 0224-40	950-A+B
CURRENT OWNER								A	SSESSMENT	INFORMATION	
HAME 1 - HIGH RIDGE PLAZA LLC							YEAR	CLASS	UNITS	FULL VALUE	ASSESSED
NAME 2 - ADDRESS - P O BOX 3114 ADDRESS - STAMFORD CT ADDRESS - ZIP - D6905							2000	2-1 2-2 2-5	1.00 1.00 1.00	556300 2187420 8980	389410 1531190 6290
Set of the second secon	OWNER	HISTORY		1,315	<u> </u>						
NAME	YOL	PAGE D	ATE SAL	LE PRICE	VALID	DEED TYP		TOTAL		2752700	1926890
HIGH RIDGE PLAZA LLC HIGH RIDGE PLAZA	5454 2 1313		15/2000 14/1972		N	Q	1999	2-1 2-2 2-5	1.00 1.00 1.00	556300 2187420 8980	389410 1531190 6290
								TOTAL		2752700	1926890
							1993	2-1 2-2 2-5	1.00 1.00 1.00	834400 992420 8980	584080 694690 6290
e spring.	LAND DESCR	IPTION DATA						TOTAL		1835800	1285060
LAND TYPE MEASURE 1 INFL CODE	INFL FACT	USE CODE	UNIT PRICE	E FULL	VALUE	ASSESSED	1991	2-1	1.00	440386	308270
PRIME SITE 46357.00 OTHER	.30	2-1	40.0	0 5	556284	389398		2-2 2-5	1.00	1320185 7500	924130 5250
								TOTAL		1768071	1237650
								Sagradi, e e	COST CAL	ULATIONS	
						700/10	FROM TO I	1979 AVER/	AGE (C USED AS		USE AS * 532 -LOW RISE OFF /SQF ADJ FAC CAP RTE .00 0.50 .1047
SITE			TOTAL NOTES	:	556284	389410	02 02 A	VERAGE 1.00	332 -LOW	RIS 10637 16	.00 0.50 .1047
SITE ROAD - STATE TRAFFIC - HEAVY VIEW - WATERFRONT		j99	<u> </u>	···	•	1,4,	B B A BLDG/SECT T BLDG T	VERAGE 1.00 VERAGE 1.00 OTAL AREA: OTAL AREA: OTAL AREA:	0 532B-LW I	RISE 2550 8 BLDG/SECT NET IN BLDG NET IN	COME: \$2,945,577
SEWER - YES WATER - PUBLIC UTILITIES - GAS/ELEC COMPARED - DESIREABILITY - TYPICAL							SIIC	VIAL AREA:		TOTAL VALUE(ROUN	



SIDE		-	ARI	3737	L-INDUS			5115				D.						100			0	0007	00	-				STAMI	100000		VECTIC	
SIDE	75		ARI	_	-		11	1	HI	GH	RIDG	E ROA	D	NA	DE	IAI	PIN	VEN	NUE A	A: D	PA	UL'S	PLAC	E	TRICT	Lo.	r	T. MAP	ZONE	No.	BLOCK	SURVE
E			11		OWNER:	F	16	de	i	2	i Am	W-1		,					11.			13/51	19.		2S	AFB		152	C-L		224	7756
OCCUP					RUCTION		SIZ	E	T	А	REA	CLASS	AG	E	REM	OD.	COND.	1700	REPL. V	/AL	1	PHY. DEP.	PH	YS. VA	LUF	FUN	CT.	ACTUAL	1. 200 81 81	10 89.	1	6740
STREET !			31		BRK		SK				1	B+10	1196				0		590.			24249		500-12		LO 4001		ACTUAL				ESSMENT
2 PAL.	43 6	-	3	250	TOP					15.	.000 F	100	197	.17			0			000		50	7	11-		1000	1		500	20 10	1949-797	5 250
3																					1	17217	13154	10 113	2012	_	1	1239,370		-13	90.040	22079
4																					1	16	1.336		11.6			-1320,18		100		9296
5				_					_														,					1,327,681 /	200 210		939	
																												12758701	289420			70711
FRO												ID COMP	TUT	TI					-						T	OTAL BL	JILD	NG5 /72	50,000	200		-902-64
FRU	14.1	-		DE	EPTH	_					AREA			_	ADJ	UST	MENT	JNIT	PRICE		Т	OTAL	С	OR, INF		DEPR.		VALUE	1 1	1111		ESSMENT
	_						-			-				_																TO ALL		
		_								_																		har to the same				
	-	-	_	_		11		1 42 -	mf.										C-5	9.50								440	97	463-10	308=	00
-				_		4.5	2	7=	-	_		1.0663	196					15	00									678	19	70		20175
																								-		Total Lan	d		24 643			The second
FOU	INC	ATIC	N		-	0	ORS		10	_									-			191		Tota	Land 8	& Building	5/17	15350 119	84,780	70	170006	-1,3893
Concrete	_	AIIC	114	1	-	-	_		1	TE	Canan	HEAT	ING	_		_			DING		_	THE PERSON NAMED IN				17-5	172	A 202 1 W	A 20 MI AND AD ADD	A STATE OF THE STA	41-82-8	7030
Cement B	_		-	1	Concrete	B	1	2 3	14	5	Steam		+	+	-	+	10212		-	-		5735		Nore	12	. 01:00	200	173	6,262		X1-85-8	1. 1.215 2
OUTTIER D	HUCE		+	_	Earth	-	-		+		Hot Water		-	-	1	-	10.83	7 S.F	-			5439			27.7	756	1,70	4073 176	302	1		11
BASEN	MEN	JT AF	EA		Pine	-		-	+		Hot Air Gas		-	1	1	-	1079	-	_	6		5130	8.0		Fine	14.10	8.2	chuices B	OTH FI	15 1	237,150	11
No. 14		135	-	_	Hardwood	-		+	-	-	Oil Burne		1	+	+	+	-	S.F.	-	-					Fr.	123 1473	1	61005 20	1,776,	020 /	273,210	#
	-	-	+		Single Fl.			-	+		Solar		1	+	\vdash	-	-	S.F.		-				30,14	F	110	E CO	NY, COMME	Charle Me	2000		
2000	+	+	+		Asph. Tile Q	-	1	1 3	100		Air Cond.		-	1	1	+	-	S.F.		-				1		1. W. 100	rec.s.	Rest. To.	2451110			5
EXTER	210	RWA	LLS		Terrazzo		-		Julya	-	Elect		1	1	-	-	-		_	-					100	23-9016	during	TAT WIT	3			
Solid Com	_			_	W/W	-	1	10	/		Lieut		-	+	+	-		S.F.		-	_						oèn'	0+1-813 % M 613 = [compt.			
Com, Br. o	_		В.				0	7 7	-			PLUME	RING	_		_	-	S.F.		-							1421	· ·	28 n.)			
Face Br. or	n C	orn, Br			Wood Joist				+		Bath Room				-		-	3.1.	1	-							Di	ICEIL - LIS	473 - Blo		- PART	
Face Br. o	n T	le ar C	.B	_	Steel Joist				+		Toilet Ro				55	1	-			-					(18:	2) .	3 7	ou. Ans of	S SINKS	-1100	- saignat	
Face Br. V					Rein, Conc.		1	11	1		Water Clo	set Extra		_	12	K	-			-					15 66	F 80	5-7	EN CAN 143	NO IN	5-84		
Com. Br. \	Ven.						Y	-			Sink Extra	3		-						-	****		_									
Cement or	Cir	der BI	k.								Urinals									_				5								
Rein, Cond	cret	е			FR	AM	INC	3	-		No Plumb	ing					†								1		•					
Cut Stone	Fac	ing	1 !		Wood																			. 13.	7							THE OW
Stucco On					Fire Resis,		1	10	1		Total Fixt	ures/20-15	14)		50	./								. 11	1 /2		-					
Siding or S	Shin	gles			Fireproof																				-						4	
Party Walls	S																														1	
Metal												TILIN	1G		C,	FK						100			-							
Plate Glass	Fre	ont	1	17	INTER	OF	FI	NIS	Н		Bath Rm.													-6								
19.5%					L. & P.						Toilet Rm	FIRST W	MANT		25	1						2 7/0/41	- 9	152	-		. 3	EE = 1099	74			
					Drywall		1	VV	1															. 1	185		. 2	NE = 1063	7 \$	9	522	
		ING		_	Unfin.				1															1	2			= 10212		100		T. Ho
Comp.		ate/Til	e	_						Ц		ISCELLA		ous	5				VAL			590,5		- 1	-			10212	Τ,	4		
Metal	_	hingle	-	1	PAR	TI	TIO	NS.	_		Sprinkler :		D			NS			RLA	rout		LOCAT	ION					3184				
	D	eck,	1- 1	_	L. & P.					_	Passenger				1	1	Unfinish				1 7	Good			1		*					
	-		-	_	Drywall		1	11		-	Freight-El	ev.					Fin Op.	0.00	PE 1	22	3 2	Fair									1.78	
		NICO		_	Brick		-				Sash		14	ET	-	1	Fin Op.		94 55	M.		Poor			1		*				. 3	1
		NGS	-	-	C, Blk.		1	-	+							T.	Fin Div.	_	pt. 1	CI PS		Lister A	4		5			118				15-10
ath & Pla	ster		-	-													Apartme		0 3					-	-	*						
Dry Wall			-			IR	ING		_		Eff. Perim						Warehou	se	19 19			Date 3-4	-21				,	. /				
Acoustical	5	65P1	1		Bx.			1	1 5		Perim, Are								13													
Vone			-	_	Pipe Conduit		1	14	90		No. of Uni						USE				-	Reviewer	_			200				1.		the singer
			-	-	D		-	-	-		Avg. Unit	Size					As Layou		V	1		nd	and the same of	we do	the same	The same	120	55.00. 3	2.30	150	Jan Ch	PADILITY
			-	_	Power		-	-	-							-	Abandor	ed		11	115	Date /	2/20	12021	15 0	257	600	E PANE)		PER	m.592	82/301
																																1-82 DE

COMMERCIAL INDUSTRIAL PROPERTY

PROPERTY OWNERSHIP RECORD

STAMFORD

RECORD OF OWNER		CLERK	TAX STAMP	s	MORTGAGE	VOLUME	PAGE	DATE			CODE	NO.	CODE	SUMM	MARY
BALLIN, BERT ET AL (JAMES E. RUBI)	N) TRUSTEES	НМ	62.]			1302	200	10-16			LAND		2-1	17%	23-0
HIGH RIDGE PLAZA (A PARTNERSHIP)					711-7	1313	225	-	-		BUILDINGS	1	2.2	440	400
	EASE REFERENCE			-		1313	229	A CONTRACTOR OF THE PARTY OF TH	The second second	100	OUTBLDGS.	1724	Link	2	50
	EASE REFERENCE		- 1					3-13-	15	-	YARD ITEMS				
				1	P 11 1971						TOTAL	Service Control		11191	9 .
PERMIT # POSSET (STAT) 7-31-91				+		1	-				LANDC-5		24	308270	490
Charling Group Troof and The									1		BUILDINGS	20	22	83	0.750
P. A. 788 - 1971 G. A.										981	OUTBLDGS.	210			The second
C. O. NO. 20809 DATE 7-2-91 4 9/2	ability 11 11 1.	122	7	1	.00.	. 57	2	10	11	=	YARD ITEMS		201	51	252
PROBATED INCREMENT OCCUPY FOR	2/75 Controlly Bi	The state of the s	1			livel	a lagy	Alease	iffe		178,480 TOTAL	12	8-84	0 1388	40
CONSTRUCTION, \$ 260 unily	Afron Emang L	2 thou	Josef 1	19	7/1		1	/			LAND2-5	1-	2-1	40000	308270
						0	+ 1	101110	12/		BUILDINGS		2-2	890 750	30000
19 90 LIST NO. 0050428Xx leus			19 01	4	securet,	a ar	south	20/1500	280	1982	OUTBLDGS.	-			
3340 × 7.990 (and being	the Goadbeld Par	el Alva	Val 2	ar	King Ru	Marin.	Semi a	wifyaga	and	19	YARD ITEMS		2-5	5250	180 p. 15
29 Days 137492 B	City Copy of leave	- 1-	1000	0.	10	1-	1.	180			TOTAL 180	1	8-84	1. M dilat 102	1 - 0-
SEE INE PORMS.	con agy of reach	of the	H can	T	anger	aling	form	LAR.	cu	_	LAND -5				- 30827
OCCUPANCY DET	Le cilo and the	charage	1971	KEL	SPECTED:						BUILDINGS		2-1	897350	2000/6
PERM. THUG (1.8H) 10-14-21 "ROWKIN EDUCATION" INST.	ALL CANOPY NO CHG. IN	ASSH'AT C	O. WENT							=	OUTBLDGS.	- '			Tax Sherry
	NTS FOR OUTDOOR SALE	NO CHG. I	W		100110	DA'	TE:			15	YARD ITEMS	200	2-5	5750	
ASSMINT NO 0/6.	19999 DATE 5-2-9/	PERMIT	720	122	BESIDENTIA	1 /00	2	3			-179 490 TOTAL		8-84		
PERMIT # 69860 (90m) 2-15-90 PERMIT # 6	9929 (2.54) 9-6-901	PA 789.	1071	49	Ti Dwelling Lo	2 1 La	ind uldinos	INDUSTRIA 3-1 Land 3-2 Buildings 3-3 Improveme	L	-	LAND		2	1387350	12/0870
STATE OF CT. ENPLOYMENT OFFICE TORAY'S	UTCHEN LTD	0.00	9999	9	4 Out Building	91 124 Co	partments andominiums	3-3 Improveme			BUILDINGS		2.7	901860	
P.A. 788-1971 G.A. 3 = FCR P.A. 786-19	2000	CO. NO.	1174		DATE	7-93 4	- c/	TO CAN S WE # 56	GEL.	1984	DUTBLDGS.	110		101,020	
CO. NO. 20/62 DATE/0-/9-90 C.O. NO. 22	9999 DATE 5-2-9/ P	RORATED	INCREA	EN	Tennell	BLIC UTILIT	Y VACA		93	19	YARD ITEMS		2-5	5250	
PRORATED INCREMENT, COMPLETED PRORATED IN	CREMENT, COMPLETED C	NAME OF TAXABLE	1001 0	1	クワワウム	Buildings Out Buildings	5-2 Con 5-3 Ind	nmercial ustrial			TOTAL		-		
				-	LAND	1 -2 -2	00			-	TOTAL LAND			H343,84	0 12/5,38
		921	IST NO.	and the last	BUILDING	S	CU				BUILDINGS				
10 90 15 10 00 500 43 19 20 15		6570X	31.8%	88	OUTBLDG YARD ITE	S.				1985	OUTBLDGS.				COLUMN TO SERVICE STATE OF THE PARTY OF THE
17810 × 95.19 347 0045 /120 X	41.670 152 000	110	01/3	19	YARD ITE	MS				19	YARD ITEMS	1111			The Control of
MISCELLANEOUS DETAIL			-		TOTAL	-							Z	in the st	
CONT. CONT 1964 BOTH BLOW \$884.435		DATE	IN- SPECTOR	-	LAND					_	TOTAL LAND	_		ETTER KIND	and the second
1992	71200(001)11-11-92	10-31-83	36		BUILDING	S					BUILDINGS			THE RESERVE OF THE PARTY OF THE	
10/1/81 Sm DERMIT #20 P.A. 788-19	CONGRESS ROTISON	5-2-24	16	1989	OUTBLDG				7 13	98	OUTBLOGS.		-	20 M	
PA 788-10	971 GA	5-2-91	P.J.S.	19	YARD ITE	MS				19	YARD ITEMS				
0.0.40	1 / S/) / / Da A Marin - /- /- / - / - / - / - / - / - / - /	1-17-91	PS. 1.81		TOTAL							1000		and the second	Land Spilling
	1800 DATE 3-2-93	7-6-92	P.J.S.	1	LAND		1 / 201	220			TOTAL		40.0	to the stand	
- 14310 0 00 1-25-37 PRORATED II	NCREMENT, COMPLETED		P. J. 5,	6	BUILDING	S		1860 940	7014		LAND BUILDINGS	N.E.		The second second	
THE PARK SERVICES AND STRUCTION CONSTRUCTION	N. 8 3250			4	OUTBLOG	10			130		OUTBLDGS.				
STANSINGTIONS 3090 to 22 to	2050100			1	YARD ITE	MS	2-5 52	50		1987	YARD ITEMS	1380	JOY A		La catalogo
	THD. 0050199			1					13.19				1000	Gardine 19	77-12-151%
4510 x 68.5	8.470213 DAYS				TOTAL			4237		_	TOTAL	441			/
7570 X 66.5	NEHEW 1812/82	- 18		1			· 16. 7	TOP PRINCES	2808-1	93	1242210				5.472

÷		1 44				1				
	MERCH LINDS	STRIAL RE						47	AEORO/CONN	
	CAND STREET						TO STORE ST	-cor re	7 - T	→ A 3.3
	10 ZWAES		HICK STORY					B 15	2 c-1 - 6	24 6740
	EX. CURTRICCION.	anne de		AGE MAGO SON		Park Britis	V(III) Y TENED DY SILI	VALUE 1997	ASSESSMENT STATE	
	A B LE TOP	5 5 k ≤ 8			F + 34			62 60/ 72 60/	4-0400	
W		85 - 1 TE 37	aren eur	78 8 38 CT		## W.	子型型 医甲甲二唑氏	77 1 1.	2037	
				COMPLITATIONS		5 SEC.	5587 737 <i>3</i>		water.	
Y THE			port. Paris				SHIP YACUE	752	AND THE SEASON	
49		- E	278	93/	219.016	+157 X		607	13/45	Covide Est.
To.		<u>L</u>		3 2 2 2		_500 P	500 229 37)	Se 1 650	7.767 est	5,71-12-
C.939			46 357 782	15 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1.0 CC2 32	SAN TOTAL	TO TO TO			
· · · · · · · · · · · · · · · · · · ·	71-72 Exal	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	inter !	To with to	10 The mirac	ווום מאי פונדיון.	DINGS 956 46		73900	er in the
Comprehe We	Mg (/)	1 1 2 3 4 5		1003 G 3.7		12 4 2 4 3	Phase etem 2500 cm	جوا ج ^ي اي ع الدر		018650
Cornell Sit.	Sec. 1		Todat Boord	7.= 360×ss	60.00	21 5000		34	or Tools the	
Stone Wells			Uniony Esta 38	/ 3k2 18Z≥		35500		Tage will have a		
	N NO MAR IN	THINK	Grande Ne Feebing		C 2000 - 100			Ten a		20.00
COTTON	ON WALLS Terrusia		27 T		in the second	· neinte		-) <u>-</u>		e de la companya de La companya de la co
Com Mr. and	Third C.B. Shed Joint Son Br		್ ಚಿತ್ರಗಳಲ್ಲಿ ಪ್ರತಿಮೇ ಚಿತ್ರಚಿತ್ರವಾಗಿ			7255 s				17
Jan S	Process and the second	コリンプンドラ	TELING CS		70.00 E			3 Small		
Covidir Va	Jis is 1.42.		Som des, FL & Wester.	B .	56 4 250 560 - 560					
Rainti Cornes Cut Sdone Fo	- 12 TO TO THE SE	याम्य प्रचान	Bets Book for			- C. C. C.	多。本门 建	7 (1000		拔瓷
Faces Come Share or T.C	fuene PA	ammons "1957		2		12.5	F 200 F 55	74.2		Tzon
Sami On -	Depries 1		Firsternel C. rule.		3.75	40.000				
Forty Walls Flore Gloss			Sing for the Street		54, 642 2 - 32, 49	30 mag = 32				
	Filia /	1ESCING	Steel bear EVES	HONOMEN	347557	3 534	151 360 F	<u> </u>	Signification of the second	[€] ∠(#25)
	Hert Water		Steel Strates Concrete Strate		EATE		35 B21CK	. Sw#4	ά ,	25:Back
Carrieri dan	HOFING Gas			<u>o</u>	5-2	1-8: 36 -	FEAM, STORY	 		
Metal 1	No Hoor		7				GANGE 2000 AND STATE OF THE STA	Cea.		
Mond Dack	7. 2.		Olecen Co.	LOCA		2,5 di 5	3/1	vaf in sa	72.4	
	Pigelame	1///	Accr.2	- Henry	FDATE 13	**************************************	(Seine	dense of	Hen-Pail	ورولا وبالتكارك
	Page-Cond		Noted France State : 1/2 World France State : 1	ELW-S	2/27/		A COXXX	2 E4d*	aza sigar	irres krye.").
		3111110			3 47 5 5 S					
		-12 - 12		The state of the s	The second second second	THE RESERVE OF THE PARTY OF THE	A CONTRACTOR OF THE PROPERTY OF THE PARTY OF			
		200								40

COMMERCIAL MIDUSTRIAL PROPERTY PROPERTY OWNERSHIP RECORD RECEIPE OF CHIEFA -- 1/2 tac 5 BALLIN, Bert et al Closes R. Libin Trustery at Faul D. Shapero Trustee for Samel Poter a 13-40-68 A 3500 4757 Billia, Bert et al (Jomes E. Arbin) Fristges 1302 200 10-15-72 SINS RIVER SHAZE (a perturbativ) 4 THUNG 3/2/75 See Bert from Comme Colonian in office market flow the half the top D. Shapero Fr. INTERIOR DOTECTION DALLING -110 PROSPECT ST. 334-3-2 1 = 22 21 d S PROGRAME TO SERVICE STATE MENTAL CAPTRACEATIC OUT PARCY METABLE AND MICHINE TOFFE 46, 5474 4573 Z O Hamsen Com Bent with Co FLAY ADPRISACIONE A COUNTY OF THE PROPERTY OF TH we 176230 WO FACING Marcone Cor. 12-11-72 Ges 00 **SALES** Trace To Discourse Com 17-2-2/ 530-00 RECEIVEDIN Is with 12:37-72 333.33 MANAGEMENT . 1 7-11-73 Eco.00 TOTAL HAT SHOWING . 14 V- 14 925 00 Brief UTALTIES NODE: MANUFER FOR CAP. . مسا C THE BARN DAY Make the new of the the state of the same S Bushdir 6-20-28-39-3 **300** · Comment 2-14-70 MIG-66

1970'5

365290 TOTAL 365290

REAL ESTATE RECORD

STAMFORD, CONNECTICUT

100	TIPE BOUND CONSTRUCTION MAIN BUILDING CONSTRUCTION MAIN SUBJECT ON THE BUILDING CONSTRUCTION MAIN BUILDING CONS		ritemas-a			-						STAMFORD.	CONNEC	TICOT		
3IDE		STREET: # //	HIGH RD	DGE	ROAD	and HAL	PIN AVI	SHUE			DISTRICT	LOT	T. MAP	ZONE	BLOCK	SURVE
ER		CWNER:	Ballin			st al					C-S	B	152	C-L B-72	224	7756 674
FRONT	REAR	AY, DEPTH	FIGURE	UN	TIN	DEPTH %	PRICE	The second second	TOTAL	INFL	DEPR.	SOUR	ND VALUE		EXPLANATION	
140:53)			Fulniss Assessed				\neg	-						CARATIO	-
		-1:07-50	4	7	-	1		_				-			2200	
		0.7396	Act	1/ 26	c /i	7 -	-		9940	5			1-33-	1	7755	
Carre	E TUEN					-	1 00000		7960 1	¥	/		1 Capo de 1	LAND	47,9	00.
				-	77773		-	YEAR	CONDITION			47	7900.	DANC	-4	30
/							TYPE	BUILT	E-G-F-P	REPL COST	DEPR		NO VALUE			
50 m	MEKEL!	-L Beve	STURES	3	-0		59€€	1964				-2000	315180			-
2		7		-			-					1750	165,000	1647 1968	:	
8241	75	15000	Ø.	.15				1957		2250	2		750	27957		
	~ ·			Carrier	70.500000							1		BUILDINGS	3173	190
	MAIN B	THE PARTY NAMED IN COLUMN	September 1997			1,000,000,000,000	CTION DETAIL		UNIT.		TOTA	E LAND AN	ID HUILDINGS	i:	365	
HE PAMILY		BLE	NO HEAT	\dashv	MES		ICE PER SQUA	DE FOOT				and transmission	THE RESERVE THE PARTY OF THE PA			
PAMILY NO. OF BOO				\dashv	ADJ.	5-203							۶ ۲			
SMT.	INC. GA	MEREL	HOT ALE PURMANC	1	-	1			+				-5.60 N			
17.			FORCED AIR FURNI	ACE	-				-			AIRE	112 L			
PARTMENT	100	EMER - 11/2 LARGE	ELECTRIC OR VA	non X	STY.	DIMEN	SIONS	5Q. FT.		REPLACEMENT		· /": .				
TORE	×		STEAM			1	- ten			CONTRACTOR AND ADDRESS OF THE PARTY OF THE P	12,					
ACTORY		STORAGE WALLS			3-	85 x /	18	1663	3 29.94	300 300	[2]	C74 .				
Mices	X Cu	APROARDS	UNIT HEATERS		2-	15×8			0 19.96	16970						
OMM. GARAG	_ IVB	THEAL SIDING	AIR COMPITIONIN	G X	2+	1 /3 × /			6.60	1090						
DAS STATION		MS SHINGLES	+			1		1	9,	1,010		.11.		·		. : : :
	AS	PHALT SHINGLES	PLUMATUR			i		1					11111	(3)···		
POWNOATH			BATH 2 FIE			1		1	-	<u>-</u>	1. (1)	: اجسر				
CCOCESTE END	CK STI		TOIL 2 PIL	X	I	1		-			1.604	· · † † ·				. 85
MICK DE STOP	et : 300	DINE VENDAS FACE						1				:::::::				
MBB1	; 1881	CE CY THERE BL.	SHOWER STALL		1	-			-							
		ME OF THE BL			MPROV	4.1		:								
CRAWL SPACE		WEEL TERME	7	-+-	- Secon			:			· · · · · · ·			11.0		
HO CELLAR	X		TIL STOP		 	Ain Las	~£	1				21		11.6		
					ľ	Course G		LINELI	4979							
	PLA	dowood,		-+1		1566		íl .	1				::::::	::::::		
DOOF HO			BATH WALL COMY	-	1	1		!				, .				
WOOD SHINGL			RUCKH	-:-				i								
ASSES SHINGS		TAL CIG:	T P S A WALL			;		1	1		1					
SLATE	F11	TITIA OPICE	IT. P. PL & WALLS	29	1	-		;							111111	
TILE	185	MT. BCIOM			1	:			-							
	fel	MATERIAL BOOK	- Barre		1	REPLACEMEN	7 000			5.5.1	1 : : : : :					
	- A						The Park Street Woman			318360					11111	
		PLOORS	1		1	DEFRECIATE	PR									::::
		1 1 7 7	18:10:65 TH	1.Fime	J	TOTAL				315180	i		· · · · · ·			
STEEL SASN	ich.		ドミターブラー!!!! ゴリ	ad I	11	UNITHESHED	% OF REPLA	CEMENT CO	513000		Link It.	· ili.				
ALGERTALISE SA	107 I I I		- X- X- X- Z	-	1	SOUND VAL		-		349680	1					
2500 4 8			Transfer AL	1	12.0	THE RESERVE AND DESCRIPTION OF THE PERSON NAMED IN COLUMN TWO	THE PERSON PROPERTY.	tris emiliana accorden							11111	
			13-15-14-	-44	1		7.200	.Fo! w	WPEPAGE	HAD BEILE	1					
		manufacture des should	1	-1	RE	4425753	LEE ES	Fep 11	965							
		THE PL A SING														

#SCORD OF OWNER	CSEK	MADRIE	VOLUME	PAGE	-				1.5
		STAMPS	Activise	PAGE	DATE	ECHANATION			
VAVAIA, Salvatore	mb	7,15	670	591	9/25/5	M. 6740 & 1/19/59 tran	_	LAND	4200
PCond. Cort.	im		878	150	10/19/	9 27 207 CFall	959	BUILDINGS	
<u>≪2C</u>	14899		966	71	11/26/6	-	_	TOTAL	4200
MELZER, Franklin fr. et al (Paul D. Shapero Tr.)	PW A	2 foll	1111	406	8-4-67		_	LAND 11	230
1/2 int	+=			475	0-1-07		960	BUILDINGS	
BALLIN, Bert at al James E. Rubin Trustees et al	- Jun		1146	504	10-10-6	8		TOTAL	
Paul M. Shapero Trustee for Samuel Pote	nka 1	2 int						MND 112	230
	-	 					1961	BUILDINGS	
								TOTAL	
	1							LAND 3.	1230
10/2		-					1952	BUILDINGS	
19605		1	1				2	TOTAL	11
	+-	_	 			AU.M. 7756		LAND 7	12307656
						E-L Zene, 14/63	1963	BU!LDINGS	234/670
						James, 1703	ω	TOTAL	
		 	 					LAND 34	940
		İ				Utility rm	196		000
						0022103 113	A	TOTAL 1110	
		<u> </u>	<u> </u>	1		corner infl.in		41	7900
# 1959 - A ptn. Eb. Lot 4. High Ridge Road (0.39	no i di	7780 ++	ne ve for			Bldg % comp	1965	L 4	2999
■ 1959 - A ptn. Re, Lot 4, High Ridge Road (0.39 of Conn. M.6740 - 10/19/59	- C /		AUSTEI	TOO LC	State	Dieg w comp	55		9900 -
CHANGED TO THE "C-S" TAX DISTRICT	e cos	4,146	- or for	ung B	rad		-		900
D c	execu R	-7/2 7	でーム	_ Zor.	12	%comp. bldg	70		47900
SEP I 1960 1963 landwes ft E/8 Lat 4 High Ridge Road (0.7396	1. 1	76.50				ACORD. DIGE	966		65000
1963 landwes for E/8, Lat 4 Mgs - 20 1016	mc) 9	1000					-		212900
						d 124	5	-	47900
						Scomp bldg.	1967	-	75750
							-		3650
						177	-		7900
						bldg comp %	960		1890
					1970				9790
					47900		_	LAND	47900
					317390	oldg comm	969	BUILDINGS 2	317390
					365290			TOTAL 3	365290
					~ -	7. C. 34H-10.99			-
And the second s	- Acoustical	Secretary of the second	STATISTICS.	STORE CHAP			at sign	Contraction and	375
REAL ESTATE RECORD									rac Avi
DE CARD STREET: # (1) HTGH STDGP DOAD and TATTEN	A		-		1 50000		-	ORD, CONNECTION	CUT
STREET: # /// HICH RIDGE ROAD and HALPIN	AVENU	E			C - C	LOT T. MAP	ONE	BLOCK	SURVEY

DEPTH PRICE

TOTAL

Best UNIT PRICE

EX

FRONT

REAR

AV. DEPTH

DEPR

SOUND VALUE

C-L B-72

7756 6740

224

EXPLANATION

REAL ESTAYE RECORD

STAMFORD, CONNECTICUT

SIDE	CARD 5	STREET:				<u> </u>									
		HIG	H RIDGE ROAI	E & C	ALPIN .	AVKNUE					DIST.	LOT	T. MAP	ZONE	BLOCK SURVEY
E _N	_												·		
E.	8	OWNER:	cotala.		٠,٠		10				C	1.	200	R7 1/2	6740
-			J 17 12 /		-1. <u>1. 1. 1</u>	و به در ام	<u>c. </u>					ļ‡	171	ł	224
FRONT	.ar	AV. DEPTH	FIGURE	UN PRI	IIT I	DEPTH %	PRICE	1		1					<u> </u>
				P31	CE	- 56	PRICE	1	TOYAL	INFL,	DEPR.	รดบพ	VALUE	j	EXPLANATION
l 1		1	·											 	DI DUTTON
		1					i	1		1	j				
		1.11	7 m21			2.71 h	!								
<u> </u>	<u> </u>	1-76 FC	<u> </u>	00	بالدرستن	الجد مرمه بيب	11 2 2 2	1 -		-					
i i		1.07 A				-									- 12- 1
		1.07 40				i.	1	4	7600	1	400	.1	200		
1		I I								-	- 70	4	200	In.	6740
·		.l					ì	İ		1 1				T	
										-		l			
					1		l	1							
		1						—{		-		l			4200
1		1	ŀ		i			j						LAND	
								<u> </u>				Į		,	5317
	5	UKDINGS					TYPE	100	CONDITION	र	1				
		<u></u>					LIFE	AGE	E-G-F-P	REPL COST	DEPR.	SOUN	D VALUE	l	
I							1		1					<u> </u>	
			**				1	1	Ī	1			- 	1	
l .							1			-		<u> </u>			
							i .	1	I	i	1	1			
Į							 		 	-		<u> </u>		<u></u>	
							1	1	Į.	1		ļ			· · · · · · · · · · · · · · · · · · ·
									ļ			I			
							1	1	I	i	1	1			
									 					1	
							1	1	i	j		1		T	
							 	}	<u>!</u>			1		1	
							1	l	I					BUILDINGS	
(1.73)	DING CONST						<u> </u>	<u> </u>	<u> </u>	1	1	<u>}_</u>		1	
	DING CORSI		EX. GOOD FAIR	FOOR	51Y.	DIMEN	SIONS	5Q. FT.	ן זואט ן	REPLACEMENT	TOTAL	LAND AND	Dayle Select		
TYPE		ROOF SHAPE	1 fcoes					 			1012	שאג טאוב	BUILDINGS:		33£2-
ONE TAKILY		ISLE !	1813	1213	├ ─Ì-				_1 1		1			-	
FAMILY	1 30		CEMENT					1			1	. 			4200
MO. OF ROO	1 11	WAREL I		1 1	1				_						
157. 1 13		LHSARD	PINE 1	-!!							J	· · · · · ·			· · · · · · · · · · · ·
13/1 1 13	1 2	RMERS (SINGLE	╌╌┤╌	I-				_11		1				
APART/UNT		/ ////////////////////////////////////	SINGLE 1	┷┵┪				1	-r		1				
5:ORE			ATTIC IL & STES	- 				 			1				• • • • • • • • • • • • • • • • • • •
SATASHT		EXTERIOR WALLS									11				<i></i> .
17CTEL	CL	EXTERIO7 WALLS AFROARUS	HEATING	 	<u> </u>			<u> </u>			1 ::: • • •			• • • •	· · · · · · · · · · · ·
CASICEZ	j Wi	DE SIDING	RADIANT	;	l			1	1		1 ::::::				• • • • • • • • • • •
WATTHOUSE	Di	OF SIDING (HOT AIR FURNACE	<u> </u>	T			1	 -		4				· · · · · · · · · · · ·
CONN. GARAGE		SHEATING E	FORCED ATE FUEN	ACET	 -			1	!		:::::::				• • • • • • • • • • •
JAS STATION	j we	DOD SHING:ES	HOT WATER OR VA	70E				1			1				• • • • • • • • • • •
	AS	BES. SMINGLES I	STEAM	1	1			1			4				
POUNDATED	अस । ह्य	UCCO ON FRAME 1	GAS I LAIR CO	жо. і	i			1	<u> </u>						• • • • • • • • • • • • • • • • • • •
CONCRETE	्र जा	UCCO OH BUE. 1	OIL I I NO ME	AT TO	} [,			<u></u> _			1				
CONCRETE MO		ICK YENEER 1				VCR9K!	EMENTS				1	<i></i>			
MICE OF STOR	(E 88	ICK ON T. OR BL.	PLUMZING					·	— 		4				
PIECE		ONE ON Y. OR SL. [EATH 3 FIX.		│── ┼			 			J				
CELLAR AREA 11	שנו ו כס	NE. OR CIND. EL. 1	TOIL 2 FIX.		<u> </u>			L	T		1				
HO CELLAR	1 -4	<u> </u>	W. C		i r			7	-11		1 1 - · · · · ·				
WO CELLYK		SUL.	SINKS		 -			 	-		∄ •••••				
ROOFING	!	INTERIOR FINISH 1	SHOWE:		 			J	i		3				
ASPH. SHINGLE		ASTER		!	lj l			1	1		il		· · · · ·		
- STEEL AND LITTLE	ES : WA	X0WOCD	L'EINALS							****	-11				<i></i>
WOOD SHINGE		N-E	TILING		<u> </u>			-}			a	<i></i>			
WOOD SHINGLE		CHINISHED	BATH FE & WAIN	<u>s </u>				.}	1 !		11		· ·	· · · · ·	· · · · · · · · · · · ·
ASSES. SHINGS	1 700		1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	-	1	TOTAL			-: -		1 ::::::	• • • • • •			• • • • • • • • • • •
ASSES, SHINGS	I UN	ALLEGARDE I	I ANTH FE E WILL		[· · · · · · · · · · · · · · · · · · ·		╼┠───┞		4 ::	• • • • • •	• • • • •		
ASSES. SHINGS	I WA	ALLEGARD 1 1	ANTH FL. & WALL	2							n · · · · ·				
ASIES, SHINGLE SLATE THE METAL	I WA	ALLEGARD 1 1	BATAL FL. ONLY			DEPR.					11	- ·			
ASSES, SHINGLE SLATE THE	I WA	ALLBOARD	FARTEL ONLY I. E. FL. & WAINS I. E. FL. & WAINS			DEPR. SOUND	YALC	 			1 ::				• • • • • • • • • • • • •
ASSES, SHINGLE SLATE TILE METAL COMP.	I UNI	ALLBOARD 1 1 FFAT CIG. 1 1 NISHET AFFIC : AFF. ROOM	FARTEL ONLY I. E. FL. & WAINS I. E. FL. & WAINS			באינס\$		† <u> </u>							• • • • • • • • • • • • • • • • • • • •
ASSES, SHINGLE SLATE TILE METAL COMP.	UN W. MS FIT	ALLSOARD	I. L. FL. & WAINS T. R. FL. & WAINS		DATE:	באינס\$	VALCE .	ALTER	ATTON	ADDITION.					
ASSES, SHINGLE SLATE TILE METAL COMP.	UN W. MS FIT	ALLBOARD	FARTEL ONLY I. E. FL. & WAINS I. E. FL. & WAINS		DAT	באינס\$		ALTER	ATTON	ADDITION					* * * * * * * * * * * * * * * * * * * *
ASSES, SHINGLE SLATE TILE METAL COMP.	UN W. MS FIT	ALLBOARD	FARTEL ONLY I. E. FL. & WAINS I. E. FL. & WAINS		DAT	באינס\$		ALTER	ATTON	ADDITION					* * * * * * * * * * * * * * * * * * * *
ASSES, SHINGLE SLATE TILE METAL COMP.	UN W. MS FIT	ALLBOARD	FARTEL ONLY I. E. FL. & WAINS I. E. FL. & WAINS		DAT	באינס\$		AITER	ATTON	ADDITION					
ASSES, SHINGLE SLATE TILE METAL COMP.	UN W. MS FIT	ALLBOARD	FARTEL ONLY I. E. FL. & WAINS I. E. FL. & WAINS		DAT	באינס\$		Altex	ATTON	ADDITION					

			SHIP REC					
RECORD OF OWNER	CL5X	227.452 52-78422	ASKISKE	?AGE	DATE	HOSTAHAJOG	il	
Talur, Jame H.			6-4	- 2-			- -	<u> </u>
	er na	5-50	635 650	1	4-6-50		=	2090 -
Vavala, Salvetore	=h			551 591	10/27/51 9/25/5	j	- 5	BORDINGS
* 60.24 6							╬	70TAL 2050
			678	150	10/19/5		195	UND TO THE STATES
						-1 -16	- 5	
					<u> </u>	-2 -: 6	╬┈	TOTAL CEST
					}		- 135	<u>ыно</u> <u>5380</u>
							. ន	
IGENC							╢╌	TOTAL
11303		}	_ [15	UNO 5380
					1		38	
							╢	10TAL 5380
		1	İ				195	1AND 5380
							15.	
					<u></u> [╢	TOTAL 5380
	-	1]				2	LAND 5380
							55	SURFEITS 5380
		1					⊩	NAC .
2.7 × 20 = 4346.) - Cares	روه ومقصر السيع الد	ي. پرچگي تر ح. درجي	\$ 6 1.155	12.0		19	14ND 53BO
2.7 x 20 = 4346.	enter e a	: 1.64	.46	~ -,~s e	e passe		38	BUILDINGS
, 0 , 0 .] -	TOTAL 5380
					-		75	1AND 5380
· 5 from anenge @ 430 0= \$1880. = 4	÷~				l		57	BUILDINGS
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	 \ \daggreen 1.00-	~ .	, .		_ , i			TOTAL
59 April E/8, LIF 4 My 19/1	1150	naine.	in red	75 -27.			170	UND 5380
This certifies that a represent	ativa o	: : id	íkléati		, , ,		958	BUILDINGS
AST INTED. INC. inspected thes	e premi	ses on		_ -	ji ji	14.6740	$\lVert \cdot \rVert$	TOTAL
					11*	+ 18/1=/59Tape	1955	UND 5380 4200
					1	12/17/537200	Ş	BAIRDIKGZ
C: ', ' G zer or oloab	ant				li li		H	TOTAL
• • • • • • • • • • • • • • • • • • • •					<u>}</u>		Ä	LAND
	_				}		8	BUILDINGS
Ins. 15 125		عربین پر ، ب	maker 30 h		·		1	TOTAL
					11			

STAMFORD, CONNECTICUT

T. MAP | ZONE | ELOCK | SURVEY

8 OWNER AS ASSESSED AS ASSESSED AS HALPIN AVENUE

CITY OF STAMFORD REAL PROPERTY DATA

	PARCEL ID	CIT CENSUS	Y OF. E	MAP	KEAL NBHD	SITE	PROP CLASS SI	JRVEY MAP	DIST. DIR.	CARD BLK/ST/LOT	SIDE 1
PROPERTY LOCATION 123 HIGH RIDGE ROAD	000-0933	212	CN	103	08009	01 OF 01				011 0224-40	
CURRENT OWNER	000 0933	- I-					a a la distribur	,	SSESSMENT	INFORMATION	
NAME 1 - HIGH RIDGE PLAZA				7.15			YEAR	CLASS	UNITS	FULL VALUE	ASSESSED
NAME 2 - ADDRESS - P D BOX 3114 ADDRESS - STAMFORD CT ADDRESS - ZIP - 06905			_				2000	2-2 2-5	1.00 1.00	654210 5990	457950 4190
	OWNER	HISTORY								440000	167410
NAME	VOL	PAGE	DATE	SALE PRICE	VALID	DEED TYP		TOTAL		660200	462140
HIGH RIDGE PLAZA	1313	229 12	/14/1972				1999	2-2 2-5	1.00	654210 5990	457950 4190
								TOTAL		660200	462140
							1993	2-2 2-5	1.00 1.00	323000 7700	226100 5390
	LAND DESCR	IPTION DATA		1 22 2				TOTAL		330700	231490
LAND TYPE MEASURE 1 INFL CODE	INFL FACT	USE CODE	ONIT !	PRIČE FÜLI	VALUE	ASSESSED	1991	2-2 2-5	1.00 1.00	538629 5000	377040 3500
								TOTAL		543629	380540
								1 103712	COST CAL	CULATIONS	
SITE			TOTAL NOTE				01 01 FROM TO I 8 B A 8 8 A 01 03 A	VERAGE 1.0 VERAGE 1.0 VERAGE 1.0	RAGE IC USED AS 00 5328-LW 10 532 -LOW 10 532 -LOW	RISE 1540 & RIS 1460 16 RIS 7636 16	USE AS 532 -LOW RISE OF 7/SOF ADJ FAC CAP RT 3.00 1.00 .1104 5.00 0.80 .1104 5.00 0.80 .1104 HCCME: \$1,166,20
ROAD - STATE TRAFFIC - HEAVY VIEW - WATERFRONT SEVER - YES		19	90'S				*	OTAL AREA: OTAL AREA: OTAL AREA:	10,636 10,636		NCOME: \$1,166,20 NCOME: \$1,166,20
WATER - PUBLIC UTILITIES - GAS/ELEC COMPARED - TYPICAL											

	SK	ETCH										PARCEL ID NUMBER SIDE 2
												000-0933
						P51 A -						BUILDING DESCRIPTION DATA
						SFLA: 20FT/						STYLE USE CODE # OF FAMILIES - STORIES - YR BUILT - EFF YR BUILT - PART CON % - EXTERIOR COND - EXTWAL MAT - HEAT TYPE - FUEL TYPE - KITCHENS BEDROOMS - ROOMS - FIRPLCS - TYP FIREPLC - INTERIOR COND - BASKI TYPE - REMODEL YEAR - BASHI GAR OPEN- INSULATION - CLASS - CLASS MODIFIER- FRST STORY - FIN HALF - FIN TOR SEC STORY - ADD STORY - FIN ATTIC -
	······································			IMPROV	EMENT DATA						 	BASMT AREA FIN BASMT REC ROOM
DESCRIPTION	MEASURE	DIM 1	01M 2	QTY CLS		YR BLT	USE CD	RCN	PCT CD	COST MOD	RCNLO	UNFN HALF
ELEY, ELEC PSNGR PAVNG, ASPHLT	DIMENSIONS SQUARE FEET	10000	1200	1 C	AVERAGE AVERAGE	1964 1975	2-2 2-5	36000 17100	40 35	2001 1100	14400 5985	UNFN TOR - UNFN FULL - SFLA - PCNT GD - RCN - RCNLD -
												IMPROVEMENT CODES F8# - BARNS FC# - SHEDS GH# - GREENHOUSES LP# - PATIOS LS# - POOLS PH# - POOL HOUSES RC# - CARPORTS RG# - GARAGES RP# - PORCHES TC# - TENNIS COURT WD# - WOOD DECKS

.

SIDE	C 4	RD.	STREET:	-				William Balliam			_					-			DISTRI		.OT	STAME	A CONTRACTOR		CUT	
SIDE	CA	RU,	Januaria		12	23	HIC	SH RID	GE RO	AD .	AN	D 0	AKLAV	IN AV	ENUE	AND	PAUL P	LACE	DISTRI	CT	.01	T, MAP	ZONE	BLOCI	(SURVE
6	1.	2	OWNER:	11	10	No	12	ian	01-				Ton or	1-5	- 1 5			2.02	C-S		A+3	152	C-L	224		7756
OCCUPANC	YC	NST	RUCTION	9	IZE	211		AREA/	CLASS	AG	E B	FMOI	. CONE	T	REPL. VAI		PHY DEP	PUVE	VALUE	1	UNCT.	ACTUAL				SMENT
OFFICES			EB. STONE		211				B4:3	-	21		A. CONTE	5	36 370		20 19.5 6			70	Zo .	535280 3		AC1.		
PAVING			729				10	Several P	100				1900		1600		30	07760	275		C ./		-		-	3770
1											_	-	1777				00				·vac	-	000	4.5	5	500
1					17.0						1															
i						* 1	7										10.1100					. 1				
							1	, Ri									r parties	E Michael								
-								LA	ир сом	PUTA	TIC	ONS		1000	THE STATE OF	-	ere allatia ere			TOTAL	BUILD	INGS 54028	9-543622	370	200	3805
FRONT		D	EPTH		_		101	AREA				ADJU	STMENT	UNIT	PRICE		TOTAL	COR	INF.	DEPR		VALUE				SMENT
215 - 42																	-1111									
								I		1				1												
								Jan.		2		-	1-11	-										TA COS		
																										15.60
																				Total L						
																	The second second		Total Lai	nd & Build	ings 54	10280 54	3622	378	00-	38054
FOUND	ATION	N	F	LOC					HEAT	ING			-		DING CO											
Concrete	-	1		_	1 :	2 3	4 5	Steam	/			1 3	THE RESERVE TO A PERSON NAMED IN COLUMN	OR OTHER DESIGNATION.	115.2	_	286 350		*						10	
Cement Block			Concrete	V	1	-		Hot Wat	er	1	11	1	The same of the same	STATE OF THE PERSON NAMED IN	105-60	-	425 150							-	10	
7.2		بال	Earth	1		1	-	Hot Air			\perp	1	22		-	-	14 960	_							11	
BASEMEN		The second law or widow	Pine	+-	-	-		Gas			\vdash		154		-	3	33880				. hour			1777	10	
No 14 1/2	1%	Full	Hardwood		-			Oil Burn	er	/	\Box			S.F			and the second				52					
		/	Single Fl.	-	-	-		Solar			+			S.F		_		-				4				
EXTERIOR	2 1// 0 1	1.6	Asph. Tile	1	/	11		Air Cond	1.	-	12	/	-	S.F		-		_			223	1	DONE # L	NE DELL	65 53	see in
Solid Com, Brid		1.5	Terrazzo W/W	-	+	1	-	Elect		-	1	-	_	S.F		-					.] .	./2	AKEN 50	e win anim	RANG	- 7
Com. Br. on Tile		2	99/99	-	4	1		+	PLUM	RING				S,F		-			7550	3 10 10	. (* .	1	ELEVAN	H. SHAFF.		1
Face Br. on Cor		1	Wood Joist	+	+	-		Bath Ro		Direc			-	3,1	-1	-		-				728				1
Face Br. on Tile		R	Steel Joist	+	+	-	-	Toilet R	10000000			6 ,	_			_						/2				
Face Br. Ven.	0,0,0	-	Rein, Conc.	1	1	11			oset Extra			5	_			+		-								
Com. Br. Ven.		-	Tient, done.	1	1	-		Sink Ext		-		4 .	/			+		-			50%)				
Cement or Cind	der Blk.							Urinals				3 .	_			_						(2305)	11			
Rein, Concrete		1	FF	MAS	ING	3		No Plum	bing			7	1			\top		1			11 1		1/52			
Cut Stone Facin	ng	1	Wood		T		TT					\neg				1			. 30				1.1.		7	-
Stucco On			Fire Resis.	/	1	11		Total Fix	ktures		7	24 1							130	601		51%			(19	
Siding or Shingl	les		Fireproof		1	95 11		- 5	-0-10	- 9											-	1.	128 4/2	,3.	3 50	3
Party Walls																					- 6	11	- 2 103	676	E NEER	M. G. KITZA
Vletal									TILI	NG		CER	-					121	10-50-5			-20	r. h. 11		1	
late Glass From	nt		INTER	IOR	FII	NISH	-1	Bath Rm													0		-			
			L. & P.					Toilet R	n. Funt	venu	6	6 -					760,34	= 3				557		11.		-57
			Drywall		1.	11									410)	+7603							1/2-		M. FOLONIA
ROOF			Unfin.	1	4	1							_				0.01							11	6	225)
	ate/Tile	-						_	AISCELL.		ous		-		VALVE		834,37							/.		-
	ingle			RTIT	101	NS			Syst. W			0 1	-		OR LAYO	JUT	LOCATI	DN DA		NC				1		
De	ckper	. rer.	L. & P.	\vdash	-	1			F Elev. /200			0.		ished	V		Good /	0.0	E1050	1150 - /	0.540	od ±			1.	
		-	Drywall	\vdash	1	11	-		lev. 100 5,	277.04	1500	105	-	p. (St.)			Fair				7 - 1				1	
CEILIN	NC.		Brick C. Blk.	+-	-	-		Sash			345	FFO		iv. (Ofc)			Poor Lister #	85	17/1- =	24907	7				11	
ath & Plaster	403	_	C. DIK.	1		-	-	+				-	-	ment	V	7	Lister //	151	-	a non d				. 49 .	- Property	
Dry Wall		+-		VIRI	NG			Eff Paris	meter L/F		_	-		nouse			Date 7-2/			3 4 40 ¢			1		16	1
Acoustical Sec		-	Bx.	VIRT	146	1	1		rea Ratio			_	AAsue	10use			Date 1/-2/	18	0 =	10260		10			13.	1
None See	15.	1/	Pipe Condui	V	1	11	1	No. of U				_	USE				Reviewer				. 5	-	3?	(1540)		
TONE		-	i ipe condui	1	-	-	-	Avg. Uni				+	As Li	-			Reviewer	30	2 - 1	10269		constant () .	-	/ 21		*
		-	Power	+	+	-		Tays. Offi	COILE		-	-		doned	1//		Dafe - 0/					= THE		-4.		
			- CAACI		_	_		1					Aban	GUIIGU			Date	gm/		2		2 22		36 .		60

COMMERCIAL INDUSTRIAL PROPERTY

PROPERTY OWNERSHIP RECORD

STAMFORD

RECORD OF OWNER	CLERK	CONN TAX STAMP	M	MORTGAGE	VOLUME	PAGE	DATE	T	CODE	NO.	CODE	SUMMARY
BALLIN, BERT ET AL (JAMES E. RUBIN) TRUSTEED			-		1302	200 225	10-16-72		LAND		200	
HIGH RIDGE PLAZA (A PARTNERSHIP)	HM	F		27.0	1313	229		-	BUILDINGS OUTRI DGS	-	mi = 2.	148660
LEASE REFERENCE			1		1313	223	3-13-75	198	OUTBLDGS. YARD ITEMS			/375
									TOTAL			150030
			+		- 10			1	LAND BUILDINGS			A. C
		-	_			-		-			2-2	374700
					100				YARD ITEMS		2-5	3500
									TOTAL		7	The same of the sa
19805								-	TOTAL	-		378200
		Lance to the copy	-		-	-		-	BUILDINGS		2-2	379700
				2000					OUTBLDGS.		-	The state of the state of
								19	YARD ITEMS		5-2	3500
									TOTAL			378200
OCCUPANCY DETAIL			T		1		4/27		LAND			
4			INS	SPECTED	111	an	Nones	1 m	BUILDINGS	-	2-2	374760
(PER LE	1955)				DA	TE: 7	121/81	1983	OUTBLDGS. YARD ITEMS		7 - 12	3 500
12 FER - REAL DECISIONS COMP OPEN OFFICE - 165	od men	Of cost F	iark	1		2	3				2	5 500
			1	1 Dwelling Lo	AL COM	MEDCIAL	INDUSTRIAL 3.1 Land	_	TOTAL			378200
ZNO FIR - REAL DECISIONS CORP DIV. OFFICE - 33000		REFRE	1	3 Dwellings 4 Out Buildings 5 Condominio	2-2 Bi 2-3 Ai 2-4 Co	and uildings partments underninium ard Items	3.1 Land 3.2 Buildings 3.3 Improvements (Yard & Items)		BUILDINGS	-		
3 FER - BLAIKIE MILLER & HINES, INC. 3000	-		1					84	OUTBLDGS.	-		
			1	PU	BLIC UTILIT	Y VAC	5 ANT LAND	1984	YARD ITEMS			CTUSES
A T-292" A				4 1 4 2 4 3	Land Buildings Out Building	5-1 Re 5-2 Co 5-3 In	esidential ommercial dustrial		- (2
		-	1	LAND				+	LAND	-	-	7.00
Control of the second of the s		- 23		BUILDING	S	2-2 3	77040	1	BUILDINGS	-		
			8	OUTBLDG	S.		.,,,,	85	OUTBLDGS.	-		
			198	YARD ITE	MS a	2-5	3500	9	YARD ITEMS			- 1 1
Mais I FOR POWN MISCELLANEOUS DETAIL	DATE	IN-	-	TOTAL		38	80540		TOTAL			1.0
7-22-01	DATE	SPECTOR	1	LAND					LAND			and the state of t
PERMIT #G6/19 (2011) The Lore of the Area	4-13-88	P.J.S.		BUILDING				- 6	BUILDINGS OUTBLDGS.			7 7 7 7 7
PERMIT #66/17 (20H) 7-24-87 P.A. 788-1971 G.A. 1/81 662 02 4 Brew		100		YARD ITE					YARD ITEMS	-		
C.O. NO. 17847 DATE 12-23-5			1	A PAR	1 1 1							
				TOTAL				-	TOTAL			
PRORATED INCREMENT, COMPLETED	7.		1 1	LAND	20			-	LAND	-		
CONSTRUCTION, \$	16/25	OF L		BUILDING	15			1-	OUTBLDGS.			
i9	7 7 5		199	OUTBLDG YARD ITE	MS			1987	YARD ITEMS			
												THE RESERVE OF THE PARTY OF THE
2300 × 79.376 282 DAYS				TOTAL	2.4		4 60		TOTAL			The second second

CONTROLS INC. THE STATE OF THE			• 5	
SCHOOL STATE OF STATE				
SCHOOL STATE OF STATE				
CONTROL OF STATE OF S	COMMERCIAL INDUSTRIAS RE	CORD		
CONTROL OF THE CONTRO	SIE SIE CARO : SIECES #			
SCHOOL STATE OF THE STATE OF TH	THE SOURCE SERVICE SERVICES	Hidge Ri & Ger em Ave & Fag.		TEO 3/10-1-1-224 357/56
SCHOOL S	OWNER			
PRINT OF STATE STA	The state of the s	GILES CLASS AND ABBROOK COND THE CAL	Table 1	ASSESSMENT TO THE PROPERTY OF
Secretary Secret		THE WILLIAM STATE		777
SCHOOL STATES AND STAT		6 6 6 5 9 W	G 35 2275 5 2275 69	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Property				
Property				100000
TOURNATION: STORY STATE		The state of the s		
CONTRACTOR PROPERTY OF STATE O	PRONT SERVER SERVER	DESTRUCTION OF TOTAL		
### CONSTRUCTION ### CONSTRUCTION ### CONSTRUCTION ### CONSTRUCTION ### CONSTRUCTION ### CONSTRUCTION ### CONSTRUCTION ### CONSTRUCTION #### CONSTRUCTION #### CONSTRUCTION #### CONSTRUCTION #### CONSTRUCTION ##### CONSTRUCTION ####################################	2/5/42	82112 - 101808		
Comparison Com	1 20 2020			
Pubmiss	E dispersion of the second		1/2 X 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	
Control Cont	45577 8865 6110 110		**************************************	The second control of the control of
POINT POINT POINT PUIP No. PUIP	032164 2 19 140 CT2			
Control				
Control Cont	FCUNDATION TO STLOOMS	PLUMING COMP		720
West Wall Fr			The state of the s	
Series Market Market South From State South Series South	Bert Wolls	Work Court Entrates 7 7		
Section Sect	Stoce Walls	Landiery Setra	THE PART OF THE PA	JT
Wild State			Co.	and see his and the second
Select Cont. Medical Cont. Select Cont. Sel		10 St. 10		the state of the s
Committee Comm	ERVERIOR WALLS Terrozzo 33 . TE	5		
Food Research Services Company of the Company of th	30.000	The second secon	The same of the sa	
Fig. 12 of C. S. September 1. S				
Cain A Very Bill Cail Cail Cail Cail Cail Cail Cail C	Tennis and Hear C. N	· · · · · · · · · · · · · · · · · · ·	The state of the s	1-50-00-00-00-00-00-00-00-00-00-00-00-00-
Committee Confidence Committee Com				
Emit Continue [27] Junits St. St. St. St. St. St. St. St. St. St.	Commer or Creder Miles : University and Commerce	Town Re. P. & Water. To		
Terre Cetter, Focing Stone (T.EC.LT) S	Kein Controle 2 . Uniforce			
Some of the series of the seri		ACCOUNT OF THE PARTY OF THE PAR	The second of th	THE SHARE STATES
Strong or Shorples String or Sho	Stone of Tables		2-2-3 X	
Note Note	3400 011 114 114			
Mete Gless From Steel Frame Fleet St. Mich. ME. ATANCE. Sheel Belons & Con. REPLACEMENT VALUE 34/ 595		The Services		
## MEATING Street Mark Street Secretary Mark Street Secretary Mark		Steel France	S. A. S. S. S. S. S. S. S. S. S. S. S. S. S.	
West Work Net Works See Trustes ROCETING Gos: Serinker Sym. ROCETING Gos: Serinker Sym. Rocetal Serinker Sym. Rocetal Serinker Sym. Rocetal Serinker Sym. Rocetal Serinker Sym. Rocetal Serinker Sym. Rocetal Serinker Sym. Rocetal Serinker Sym. Rocetal Serinker Sym. Rocetal Serinker Sym. Rocetal Serinker Sym. Rocetal Serinker Serinker Sym. Rocetal Serinker Serinker Serinker Sym. Rocetal Serinker Serink	15 TOP ES WISE HEATING		34/395	(225)
ROCIFING Gos Sprinker Syra. Companisher or T. & G. Oil Surrer Sprinker Syra. Hatel Sto Heat Sprinker Syra. Wood Deck Sprinker	Wile Street Net Weter		DATE NO SPECTOR	
Companision of 7, & G. Oil Surrer Reseased Brillion Companision of 7, & G. Oil Surrer Reseased Brillion Companision of 7, & G. Oil Surrer Reseased Brillion Companision of 1, & G. Oil Surrer Reseased Brillion Companision of 1, & G. Oil Surrer Research Companision of 1, & G. Oil Surre	79 72 7 1/2/ Her Air	<u> </u>		. Unare Temporal
Second Second	ROOFING Gos			
Wood Dek Air Cand Interrept LOCATION Metrol Dek WINLING Cit - From July J. Good For Foor Statement J. Metrol Company J. Good Foor Good Foor J. Good Foor J				
Metol Deit WIRLING Cit - Flow Suid: Jr. Good Foot Foot Starting And Starting DATE From Condition Metal Companies		Incornator 10CATION		
Signature 1 1 Medic confed	Metal Deck	Channeys		1579Q4[2]
Top Conduct of Model Company				26.02 (A. 1.2.)
		Wood Frome Seak	Part of the second seco	

, 59

COMMERCIAL INDUSTRIAL PROPERTY PROPERTY OWNERSHIP RECO. D. RECORD OF ONE CLINE TAX SOUTH FOR THE STREAM THE Hillis, Bert et al (James E. Rubin Trustee } int) Pari D. Scapero Trustee for Saguel Posenza lint) aunidings /5 7 4 30 MillE. Bert et al (James E. Robin) Trustees HIGH RIEGE FLAZA (a partnerenip) . LUMBINGS. ELSONOL . ATTOREM NE CINO DATE partnership - Bert & Tin, cames a Bubin, Part T Shapero r. SERVAL CAPTRIZATION OCCUPANCE NETAX AND INCOME HE COOKS GIOCITICOTY. THE PAT DECEME OTHER PERSON 5 - 4 (2 T WIENAL ALBERTA MARKET CONTRACTOR THE RESERVE AND ADDRESS OF THE PERSON ADDRESS OF THE PERSON ADDRESS OF THE PERSON ADDRESS OF THE PERSON ADDRESS OF THE PERSON ADDRESS OF THE PERSON ADDRESS OF THE PERSON ADDRESS OF THE PERSON ADDRESS OF THE PERSON ADDRESS OF THE PERSON ADDRESS OF THE P THE ROOM WINE

SIDE S	CARD	STREET: #12	HIGH R	DGE R	OAD	and Oakla	sum Arre	anne o	Pan:	7. 772	DISTRICT	63 car	T. MAP	-	D, CONNEC	-
E	84	OWNER:	Ballin	w B	+	Lal	Truste	une st	a Paul	. Place	C-S		152	C-L	224	775
FRONT	REAR	AV. DEPTH	FIGURE	Ut	INIT	DEPTH	PRICE	T				A		0-11	224	
15.42				PR	RICE	*	PRICE	'	TOTAL	INFL	DEPR.	SOU	UND VALUE		EXPLANATIO	МС
1		0.3246	A- a			1	-			1						
LANE	Taifly	BICE FRONTS	1200	540	00 F	41C :			7530			17	J-35	M	4.775	6
- A	-	THE TRUTTS	11 3 3 5E	E112 1	20 10 7	(1130)	-	3	3500			2	1030		210	
,		BUI	ILDINGS	1			TYPE	YEAR	CONDITION			-		LAND	1753	
BANK	-050			2-			-	BUILT	EG-F-P	REPL COST	DEPR.		UND VALUE			
RailEf	. ex	ICE BUNG	3 317	1 -851	77		EXCELL-	1964	·'	158920	1	7573	330			
1301-2	13/-1	4 ELEETR	VAU	LT - C	INDER	RPOUND-	+	1964	INCLUD	ED IN ABOVE	ε					
							+	-	<u> </u>							-
	MAIN !	BUILDING CONSTRUC	CTION		1	COMMETAN								BUILDINGS	157	233
TYPE		ROOF SHAPE	HEATING	10	-		CTION DETAIL		TINU		TOTAL	L LAND AT	ND BUILDINGS	iS:	178	
FAMILY	1 1 111	ABLE	NO HEAT		1	1	ICE PER SQUAR	RE FOOT				6				20
NO. OF ROOM	MS FL	LAT	PIPELESS		ADJ.				1 1	(
MT. 129	ND. GA	AMBREL	HOT AIR FURN		1	1			+			24				
T.		CANSARD CORMER - 11/2 SMALL	FORCED AIR FL	FURNACE				-		([]				
THEMTHA	Di	ORMER - 11/2 SMALL	HOT WATER OF	A VAPOR	STY.	DIMEN	NSIONS	SQ. FT.		REPLACEMENT	!	1.62.	5			
ORE		1 172	STEAM	-+1	1	1		-	+	-					: : : : :	
CTORY			GAS	COAL	3+	IRREGUL	10	7071	111			1:1::	/	15		
PICES		EXTERIOR WALLS		RECT.	1						7	1:1::	111111	· · · · · ·		
AMENOUSE	YE	ERTICAL SIDING	AIR CONDITION	-	1	TUNNEL			3.00	680		5.7.	· (3)			
SOARAD AWO	W	YOOD SHINGLES	Alk Corputa	MING	1-	36×37	7-13×16	1540	4.00	6:60	7	1	(35)			
AS STATION	IAS	SBES. SHINGLES	1		1							\$ 1r-				
POURIDATION	XX	SPHALT SHINGLES	PLUMATO	10	1	T	,				,	1:7:				
POUNDATION CHCRE)?		TUCCO ON PRAME -	BATH 3 FIX.		1	1			+			1::1:	. 54 hi			
ONCRETE SLOCI		RICE VENEER	TOIL 2 FIX.		4	+		-	+			1				
HCK OR STOME	2 57	TONE VENEER	Z SINKS		1	+		-		-		1 (-		1. [5]		
tes	100	RICK ON T. OR LL	SHOWER STALL	4	1	+		1				1	· · · · j:	· · · L. · L.	A	
BLAR AREA PU	ne X ST	TONE ON T. OR BL.	COMB.		1		1				7		· V4.	۲۰۰۰ میسیشد	The HAMI	DEFORMA
BAWL SPACE	136 CC	ONC. OR CIND. BL.	URINALS	$=$ \Box '	IMPROV.	4.1	,				'	11111	47	V	1m1. X7	75 LIN
O CELLAR	-11	INTERIOR FINISH	TILIFE	للسي	4	LINE LUC	ED IN	DAVE	+		· · · · · W	á		72.	12.	3
LAS		8 1 2 13	D BATH FL & W	VAINS	1	1	E	A PER	+			4		Α		
		LASTER	BATH FL & W/	VALLS	1	+		-	+			1::::	1111117		1.	
ROOFING		IARDWOOD:	BATH FL. ONLY			+		4	4			4	111111	49		F
SPH. SHINGLES	LILE	MFINISHED 1	BATH WALL OF	MLY	1						83	4		1		16
OOD SHINGLES	S W	VALUEOARD	SHOWER STALL		4							1		(D).	/3'	í
SOES. SHIMOLES	S M	METAL CLG.	T. R. FL. & Wa	falles.	1		1		T		:::::/	11111		BOILER BA		
LATE	711	INISHED ATTIC	T. R. FL & WA	ALLS	1		,		1		5	11111	1111117			
ETAL		SMT. TOOM	T. R. FL. CHILY			1		-	-		67	4	111117	ELEC VAU	T	
OWP.	100	ANEL EMS.	DATÉ	i	1					4		4		unograno	Civi	:::::
J.,	- 10	MEL EMS.		INSP.	1	REPLACEMENT				1589201	7	\$		1/	,	
		FLOGES	Tuly 64	CIRC	1	DEPRECIATION	H		1 %		,	1::::		36-		
MISC.		18 1 2 3	3 242 64	5/27	1	TOTAL			_	157330		1	7	• • • • • •		
TEEL SASH		EMENT XXXXX	X		1		% OF RETLAC	CENDE CO		13/330	'	1	GFIT	MEGREED	CONCRE	F
ALUMINUM SASH		ATTH	VA 12 21	H - E 1133	1			EMENT COS	1						A T. B.	
		INE :			-	SOUND VALU	Æ					< · · · ·				
		IARDWOOD!			1964	% gones										
						-				- 14						
	-113	INGLE !!	+		tl .				1.00				the second second second			

No. 1 and the second		-					Ĩ,	
	PERTY (OWNER	SHIP RE	CORD			*2	Y
SECOND OF CHANGE	CTROC	SEVENIE STAMPS	VOCUME	MGE	DATE	HOSTAHAMAS		
VAVALA, Salvatore Cond Cer	t	7.15	670 878	257	9-25-52		Ř	LAND
			966	150 71	10-19-	}	┨.,	
Translin Tr. et al (Paul D. Shanara Ma)	hm		1111	406	1	<u> </u>	1989	
DADDIN, Bert et al James T Dubi- m.				4775 504	8-4-E7		#-	TOTAL
Paul D. Shapero Trustee for Samuel Potenza-	<u>1/2 1</u>	t	1146	504	10-10-6	8	╢╌	TAND
	1	1					960	
		 						TOTAL
]	}			1		∄	LAND
_					<u> </u>] 2	BUILDINGS
2 (10)								TOTAL
19605	1			<u>.</u>			1_	LAND
	_		i		 		1962	#UILDINGS
								TOTAL
						U.M. 7756		WHO 3586.
						3 change to	1963	EURIDINGS
						C-11 14/43.	10	TOTAL
								LAND 17:530
						Bank & Off bldg	15	BUILDINGS7 3000
					Í		1	TOTAL 90530
1959 - 195 r Leed, were land Thought of 570 5 Thom for thought to C-2 3me from l 7/4, Oct 4, 1963 - Zorning 1963 led most from the 1863 led most from 1963 led to 1963 - 20ming 1			نور			corner infl.inc		LAND 21030
The with To 13	te discon	Julya	c/o/ 61	STAK	DIST for	Bldg comp	1965	MOINOR 157 30
June from 67/2, Oct 4, 1963 - Zorning)	31		- 1	166 2.1.	*		5	TOTAL 150
1963 1 1 17 5/2 11 11 11								14KD 21030
1963 land prooffer E/R, but 4 High Ridge Road (0.3246A	£) Æ 3.	580. M	1. 77.56	•			1966	
	_						Š	±21330
							\vdash	178360
							=	MINDINGS 21030
					1		1967	15/330
								178350
][_	21030 HILDINGS 157330
					1970		6	
								101AL 178360
•					7330		اچا	WHO 21030
					78360		6961	MINDINGS/57338
				Ι.	11-	7. C. 349, (0.89	Ш	TOTAL 178360.
The second secon	م نيدي بريديد .	· ·	_ ــــ	-\$62		er Same and Constitution of the Constitution o	_	u.
AL ESTATE RECORD			an construction of the	Transfer State	#	THE RESERVE AND ADDRESS OF THE PARTY OF THE	أوثثن	A STATE OF THE PARTY OF THE PAR
CARD SHOTE # / C FTCH DTDCD POLE					1962	STAX	4FOR	D, CONNECTICUT

	RECORD

₫.

SIDE	CA10	sikus: "12	2			·			1:96	55_card		STAMFORE	, CONNEC	ाटण स
B S	94	OWNER:	Ballin	P. +	nd Oakl	4 /	e and Paul	Place		LOT	T. MAP	ZONE	elocx .	SURVEY. 7756
PEONT	REAR	AV. DEFIH	FIGURE	UNIT	DETH *	MICE	TOTAL	INFL.	C-S offr	A SOUN	152 VALUE	C-L	224 EXPLANATION	<u> </u>

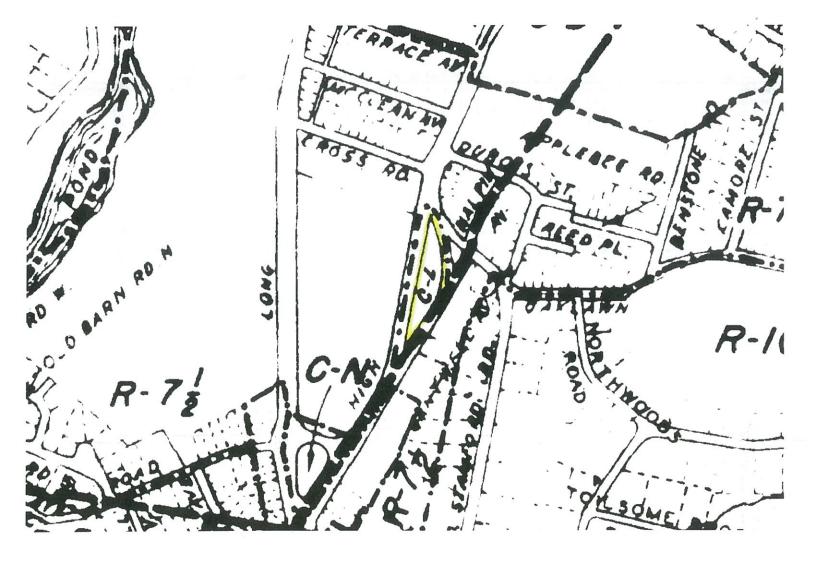
																	, i
SDE	CARD N	STREET: TATOLT	אמייים איייים	T P 174T	TT31 ETT	272722						DIST.	LOT	T- MAP	ZONE	BLOCK) SURVEY
	i	HILL	RIDGE RO	TO & HET	TATE WA					•							6740
EN	[-,							l c i	1.	171,	R-7 1/2	001	Se / 7"
E.	8	OWNER O	while		1200	والمراكز بيرس	* <u>C</u>					1 2 1	Ţţ	J. (J.,		224	·
		AV. DEPTH	FIGURE	าเหน		DEPTH [1 1	-				1		
FRONT	REAR	AV. DEP.R	FIGURE	PRICE	<u> </u>	%	PRICE		TOTAL	INFL	D	EPR.	SOUN	D VALUE	1	EXPLANATION	N I
										i i							
<u> </u>	· 									<u> </u>		l			i		
		1-16 KC	5 m	200	. <u>.</u>			- 1	<u> </u>		<u>~</u>				1		
			F. F4	5000	عليميزار تادوست	77,7 E	20 mg			<u> </u>							-3 ')
1		1.07 40.			- 1	1		4	1600	1 1	يد	100	4	200	117	.6740	
				i													
			<u> </u>	<u> </u>													
1		1			l												~~
-					-		<u> </u>			·	<u> </u>		<u> </u>				4200
		1		1	- 1			i			1		l		LAND		
		· · · · · · · · · · · · · · · · · · ·		-	-				CONTRIBUTION		<u> </u>						_ 0
	31	UILDINGS					TYPE	AGE	CONDITION E-G-F-P	REPL COS	7 ∣	DEPR	SOU	ND VALUE	1		•
										 			 				
							<u> </u>			1	i	1			1		
,										1	-				1		
.							<u> </u>	<u> </u>	<u> </u>	-			ļ				
2							[1		l			1		
·							·			1			 	"	+		
															1		
	•																
								ļ	<u> </u>	-l		<u> </u>	<u> </u>		1		
							i		į	ł		1	ļ		BUILDING	5	
4		NICTION.	EV . 3005 63	in Boss It	ray 1	F 444.55	1510110		1		11		1				
	DING CONST		EX. COOP FA		STY.	CIMEN	ISIONS	5Q. Ff.	ואט	REPLACEMENT	_	TOTAL	LAND AND	BUILDINGS:		35	<u> </u>
1772		ACOP SHAPE	Tical	111213												4	2011
ONE FAMILY	- 1 N				77			}	1		∙		· · · · ·				
NO, OF ROO	DAS 71	AT S	EAXTH]	1 1 1	<u> </u>	***********	··	1	<u> </u>		1 :						
23AG 1 1	IND, I G	AKBIÉL I ANSAKO I	PINE		<u> </u>			·			┨ :						
।झ. । ।		ANSARD	HARDWOOD!	1 1 1				1	 {		- ∥			<i></i> .			• • • • •
APARTMENT								 			네 :						
STORE			ATTIC FL & S	725.							-11 :						
THEATEE HOTEL		EXTERIOR WALLS	HEATING	╌┈╌┼╌║							-li -						
OHICES	i w	IDE SIDING	ZADIAHT	<u>-</u>				_[╝.						
WATEHOUSE		IOP SIDING I	HOT AIR TOH	ASE !				<u> </u>			_ :						. ,
COMM. GARAC		O SHEATING		I JONAY				.]			- -						
		SIES, SHINGLES	STEAM					1			٠ ا						
ПАЗИКН	CH 1 1 5	TUCCO ON FRAME	GAS AIR	COHO.				1			1 :					 	
CONCRETE		TUCCO OH BUR. 1	011 1 110	HEAT [(Mass)	VEMENTS	·	_		- :						
CONCRETE BLO		RICK ON I, OR IL.	FIUMSIN	- 		-mrkU	12/12/13				┩ ·	• • • •					• • • • •
PIEES	5	IONE ON T. OR BL.	EATH 3 FIL		 		· · · · · · ·	- }			-∥ '	• • • • •	• • • • •		• • • • •		
CELLAR ARLA	PULL C	ONC. OR CIND, PL. 1	TCHL 2 FIX.		<u>-</u>			 			-∥ :			· · · · · ·		- · · <i>-</i> · ·	
MO CELLAR	126	NSUL I	W. C.	1							_# .	₋					
NO CELLAR		INTERIOR EINISH I	SHOWER							-			• • • • •				
ROOM	G I	[4]1[2]	3 COMA							1	_ :						
ASPH SHINGS	£5 F	LACTEX 7 1 1 1	UNIHALS					1		l	-1						
WOOD SHIND	ILES I M	AXDWOOD	สมหต		┝──┼			- <u> </u>	_		-						
SEATE	ı L	I JOHENHAM	E TLEW	AINS.					-								
THE		1 1 CHACASIAY	BAOL CL & W	A115 :	 -	TOTAL				 	-4						
MEZAL		CETAL CLG.	T. Z. FL. E. W.	ADAS. 1		DEM.		 									
COMP.		SAT. ROOM		ALIS I		SOUN	D YALUE	1		<u> </u>	[]	· · · · ·	• • • • •				
.11233	1 7	TERACE :	7. 1. P. OHAT		DAT	- 1	NSPECTOR	ALTE	RATHON	HOLLIGGY					• • • • • •		
	1 8	ANE, ELL.			<u> </u>			·		 	! !						<i></i>
	i		1		i i	1		i		1	Įj.				•		
			<u> </u>														

FROF	ERTY C	WNERS	HIP REC	ORD				·
SECOND OF COMPUSE	C:5x	SEANUE SEANUE	YOUGHE	PAGE	DATE	ECHANATON		
Telor, Jen I.			635	187	4-6-50		192	LAND 2059 ·
Vavala, Salvatore	= <u>i</u>	7.35	558 670	591 591	9/25/5		ő	70TAL 2050
≈ Cond Car	<u> </u>		878	150	10/19/5			IAND 18 750 35.50
2 W.E. 651			0,0	250	20/ 29/ 2	-35	195	ECILIDINES — —
	İ			1		-z 4d.		TOTAL-CASHO O SEO
								XAND 5380
		<u> </u>	ļ	 	 		1952	EUILDINGS
	ł		{	ļ	}			TOTAL
				1			_	14ND 5380
			 	<u> </u>			182	BUILDINGS
19505						ļ	<u> </u> _	TOTAL 5380
							 _	1AND 5280
		<u> </u>	ļ	ļ			254	BUILDINGS
	1	ĺ					1	TOTAL 5380
		<u> </u>	1				I .	1AND 5380
	_	 	j	<u> </u>			<u> 5</u>	Buildings 5380
							 -	1012
MISCRIANEOUS DETAIL $\frac{1}{2}$		- 	ر چيکې ع	145 1 Les	<u></u>		[]]]=	LANO 5380
MISCRIANEOUS DETAIL		- 72 5	R. Jan.	دسر سيوي	5. 1.46 A.		156	SUILDINGS
2177 20=4340.	ġ-5~≥	p; /- 04	. AC.			<u> </u>	╢	TOTAL 5380
						<u> </u>	╢┇	LAND 5380
1.1 Soutania and thea is	<u>- م</u>					<u> </u>	- ₹	BUILDINGS
1.6 Front average @ 4300= \$1880 = 43							╬	107AL 5380
1 - 10 1+4 High Ridge Road (0.39 Ac)	\$ 110	o Than	aferre	ک ر ټر ر	TOR		╢ӛ	TOND 3300
1959 Alpha =18, 44 /	4.7	1. 26	7465	-:5/19/	29 6	<u> </u>	╢≝	TOTAL
1959 Aptr 6/8, Let 4 High Ridge Road (0.39 Az) This certifies that a represente ASTROCTUTED, INC. inspected than	3 22.53	.ises 0	a			M.6740	╢	LAND 5385 4200
ASCROTATIO, 11.0. IREPERSE	•					+ 10/19/5974	1	SUILDINGS
						1 10/17/11/14	713	TOTAL
greet or occupe	nt					-	╢	LAND
OANSE ST OCCUPA-							╢ҙ	AUILDINGS
							1 2	TOTAL
Inspector	_=		البعيكال معمدين	titi iki e k	ia- : '	1	-"-	
in the second second								
	के क्या है हैं	10' 10'	*	±0, •6, €				
REAL ESTATE RECORD								

HIGH RINGE ROAD & HALPIN AVENUE

STAMFORD, CONNECTICUT

T. MAP ZONE BLOCK SURVEY



AFFIDAVIT

STATE OF NEW YORK)
) SS.
COUNTY OF NEW YORK)

The undersigned, Ronald S. Herbst, first being duly sworn, hereby deposes and says to the best of his knowledge and belief the following:

- 1. I am over 18 years old, and I believe in the obligations of an oath.
- High Ridge Plaza, LLC, and its predecessor entities collectively ("HRP") was the original owner 2. of the developed property located at 111-123 High Ridge Road, Stamford, Connecticut (the "Property").
- 3. I am the principal of the law firm, Herbst & Associates.
- Herbst & Associates (or its predecessors), served as one of the principal counsel to HRP from, 4. on or about, 1985 to the date of its sale in 2017.
- Both the Herbst family and the undersigned personally had an interest in High Ridge Plaza, LLC, and the co-managing member of the LLC was my uncle, Dr. Bert Ballin.
- 6. I have familiarity with the past and present use of the Property.
- 7. The Property was constructed, to the best of my understanding, on or about 1964.
- 8. The attached "Schedule A" sets forth a list of some of the tenants who occupied the Property between 1985-2017.
- I have no reason to believe the Property was ever used for purposes other than retail and office. 9.
- 10. The parking on the Property is, I believe, now legally non-conforming, and HRP never had any intent to abandon the nonconforming status.
- This affidavit is set forth as to the best of my knowledge and belief and is made with the understanding that the City of Stamford, may rely upon the factual information set forth herein, in issuing a Zoning Permit and Building Permit.

Signed and sworn to before me on February 1, 2023.

Notary Public

ADINA ZION Notary Public, State of New York Reg. No. 02Z15080661 Qualified in New York County Commission Expires June 16, 2

{S7484094}

Partial List of Tenants for High Ridge Plaza LLC Whose Leases Were Worked on by Herbst & Associates

- 1. Arthur Murray Dance Studio
- 2. Bonnie Adams
- 3. C&G Crystal
- 4. Cream Puff Bakery
- 5. Dance With Me Stamford
- 6. Data World
- 7. Disc & Dat
- 8. Diva Tec
- 9. Giullano's Music
- 10. Knit Together
- 11. Middlesex Catering
- 12. Oreck Vacuum
- 13. Today's Kitchen
- 14, Video.CT
- 15. YB Taekwondo Academy

High Ridge Plaza, LLC Tenant List 05/19/2016

Tenant First and Last Name
Allure Bridal and Floral
Allure Gowns
GM Music Corp.
Dew Yoga
Optimal Health Medical, LLC
Laura Futterman, MD
Poliform Company and Today's Kitchen
A 2 Z Watch and Clock Repair
Vandermark Enterprises, LLC
North Stamford Podiatry Associates
Dr. Paz Weight Loss Center
Circle and Square LLC/ Kumon Math Center
Impressive Hair Design
Dr. Scott Bender
Lady Nails
State of Connecticut
Stamford Conference Center
State Farm Insurance
Hearing Aid Center

according to the following requirements and such space shall be provided with necessary driveways appurtenant thereto and giving access thereto.

Location of intersections of such access driveways with streets, and any necessary curb cuts in relation thereto, shall be subject to the approval of the Chief

of Police and the City Engineer.

Such parking area shall be deemed to be required space on the lot or adjoining lot on which buildings are situated and shall not thereafter be encroached upon or reduced in any manner without providing additional area to conform to these regulations.

Yard space, as required by these Regulations, may be used for off-street parking space, driveways, loading and unloading space, except that parking, loading and unloading shall not be permitted on a lot within 10 feet of any street line.

- 1 Parking space for 3 vehicles for every two dwelling units occupying any lot, except that when the dwelling unit shall consist of not more than one room in addition to a bathroom and kitchen, or not more than one room in addition to a bathroom and any combination or combined arangement of livingdining and kitchen facilities, parking area for not less than one vehicle for each said dwelling unit.
- 2 Parking space for one vehicle for each 8 seats shall be provided for each Church, Club or Recreational Building at a point not greater than 500 feet distant in a direct line from the nearest part of said buildings.

3 - Parking space for one vehicle for each staff member in any school, such parking area to be not greater than 500 feet distant in a direct line from

the nearest part of said building.

- 4 Parking space for one vehicle for each 500 square feet of floor space which is used for professional offices or studios in a building. Such parking area to be provided at a point not greater than 500 feet distant in a direct line from the nearest part of said building.
- 5 Parking space for one vehicle for each three beds and each two staff members shall be provided for every hospital, clinic, or nursing home. Such parking area to be provided at a point not greater than 500 feet distant in a direct line from the nearest part of such a building,
- 6 Parking space for one vehicle for each 8 seats or similar accommodations in any theatre, auditorium or stadium; such area shall be provided at a point not farther than 500 feet distant in a direct line from the nearest part of said theatre, auditorium or stadium.
- 7 Parking space for one vehicle for each 500 square feet of public floor area in any restaurant, night club, tavern, grill, bar, dance hall, or enclosed ice skating rinks, such area shall be provided at a point not further than 500 feet distant in a direct line from the nearest part of said restaurant, night club, bar or dance hall.
- 8 Parking space for 1 vehicle for each 3 guest rooms or suites of guest rooms in a hotel or boarding house, except that in the case of automobile courts or motels there shall be provided parking space for one vehicle for each room designed for sleeping purposes, and such area shall be provided at a point not further than 500 ft. distant in a direct line from the nearest part of said automobile courts and motels.
- 9 Parking space for one vehicle for each 500 square feet of ground floor area of any retail store or office building not otherwise specified herein, and an additional parking space for one vehicle for each 1000 square feet of floor area. on the upper floor or floors of any retail store or office building not otherwise specified herein; such area shall be provided at a point not more than 500 feet distant in a direct line from the nearest part of said retail stores or office building.

This requirement shall not apply to any property in single ownership at the time of the passage of these regulations having a lot area of 7,500 feet or less, and provided that the average lot depth is 100 feet or less, and provided further that the gross floor area of the building is less than 10,000 square feet. This requirement shall also not apply to property in a C-G General Commercial District or in a C-L Limited Business District within 1500 feet radius of a municipal parking lot as measured between the nearest point of the property and the nearest point of the parking lot.

10 — Parking space for one vehicle for each three employees in any wholesale house or industrial plant; such area to be provided at a point not more than 500 feet distant in a direct line from the nearest point of said wholesale house

or industrial plant.

- 11 Adequate parking space to be provided for passenger transportation terminals to facilitate arrivals and departures, and further, one parking space for each three employees employed on the premises; such area to be provided not more than 500 feet distant in a direct line from the nearest part of said terminals.
- 12 Theatres, bowling alleys, night clubs and other similar uses and activities, carrying on the major portion of their business during the evening hours, may provide fifty percent (50%) of the required parking space, as specified above, through use of parking space provided for uses and buildings carrying on the major portion of their business during daytime hours.
- 13 Every hospital, institution, hotel, retail store, office building, wholesale house or industrial building hereafter erected or established shall have on the premises at least one permanently established off street loading space if the gross floor area in such building or buildings is greater than 10,000 square feet.
- 14 Any building existing at the time of the enactment of this regulation which shall hereafter be wholly or partially demolished or destroyed may be reconstructed and/or replaced in a manner so as to occupy the same location and ground area without complying with the provisions in this Section.
- 15 No residential dwelling may be changed or altered to provide for more family units than existed in such building at the time of the enactment of these regulations, unless an off street parking space within 300 feet of the property is provided for each additional family unit included in the changed or altered building.
- 16 Regardless of any other provisions of this section, the requirements for off street parking in a Commercial or Industrial District shall not be greater than the average off street parking per square foot of floor area now provided by any Commercial or Industrial buildings on other lots within 200 feet of said lot in the same block and on the same side of the street existing at the time of the adoption of this sub-section.

Section 13 — Signs and Billboards

- A No sign, which is illuminated by lighting of flashing, intermittent or varying intensity, shall be erected in any district.
- B In a Residential (R) District the following non-illuminated signs are permitted on each plot:
- 1 One sign not over ten (10) square feet in area advertising the sale, rental, exchange, lease, construction, repair or other disposal of a building or premises on which such sign is maintained. Such signs shall not be placed in advance of the setback line specified for the district in which the property is located.

mobile courts or motels there shall be provided parking space for one vehicle for each room designed for sleeping purposes, and such area shall be provided at a point not further than 500 ft, distant in a direct line from the nearest part of said automobile courts and motels.

- 9—Parking space for one vehicle for each 500 square feet of ground floor area of any retail store or office building not otherwise specified herein, and an additional parking space for one vehicle for each 1000 square feet of floor area on the upper floor or floors of any retail store or office building not otherwise specified herein; such area shall be provided at a point not more than 500 feet distant in a direct line from the nearest part of said retail stores or office building. This requirement shall not apply to any property in single ownership at the time of the passage of these regulations having a lot area of 7,500 feet or less, and provided that the average lot depth is 100 feet or less, and provided further that the gross floor area of the building is less than 10,000 square feet. This requirement shall also not apply to property in a C-G General Commercial District or in a C-L Limited Business District within 1500 feet radius of a municipal parking lot as measured between the nearest point of the property and the nearest point of the parking lot.
- 10 Parking space for one vehicle for each three employees in any wholesale house or industrial plant; such area to be provided at at point not more than 500 feet distant in a direct line from the nearest point of said wholesale house or industrial plant.
- 11—Adequate parking space to be provided for passenger transportation terminals to facilitate arrivals and departures, and further, one parking space for each three employees employed on the premises; such area to be provided not more than 500 feet distant in a direct line from the nearest part of said terminals.
- 12 Theatres, bowling alleys, night clubs and other similar uses and activities, carrying on the major portion of their business during the evening hours, may provide fifty percent (50%) of the required parking space, as specified above, through use of parking space provided for uses and buildings carrying on the major portion of their business during daytime hours.
- 13 Permanently established off-street loading space shall be provided on the premises in accordance with the following requirements for each of the following uses or any combination thereof:

Hospitals and Similar Institutions:

From 10,000 to 300,000 square feet of floor area — one space. For each additional 300,000 square feet of floor area or major fraction thereof — one additional space.

Hotels and Office Buildings:

From 25,000 to 100,000 square feet of floor area — one space. From 100,000 to 300,000 square feet of floor area — two spaces. For each additional 300,000 square feet of floor area or major fraction thereof — one additional space.

Retail Stores and Service Establishments:

From 10,000 to 40,000 square feet of floor area — one space. From 40,000 to 100,000 square feet of floor area — two spaces. For each additional 150,000 square feet of floor area or major fraction thereof — one additional space.

Wholesale, Manufacturing and Storage:

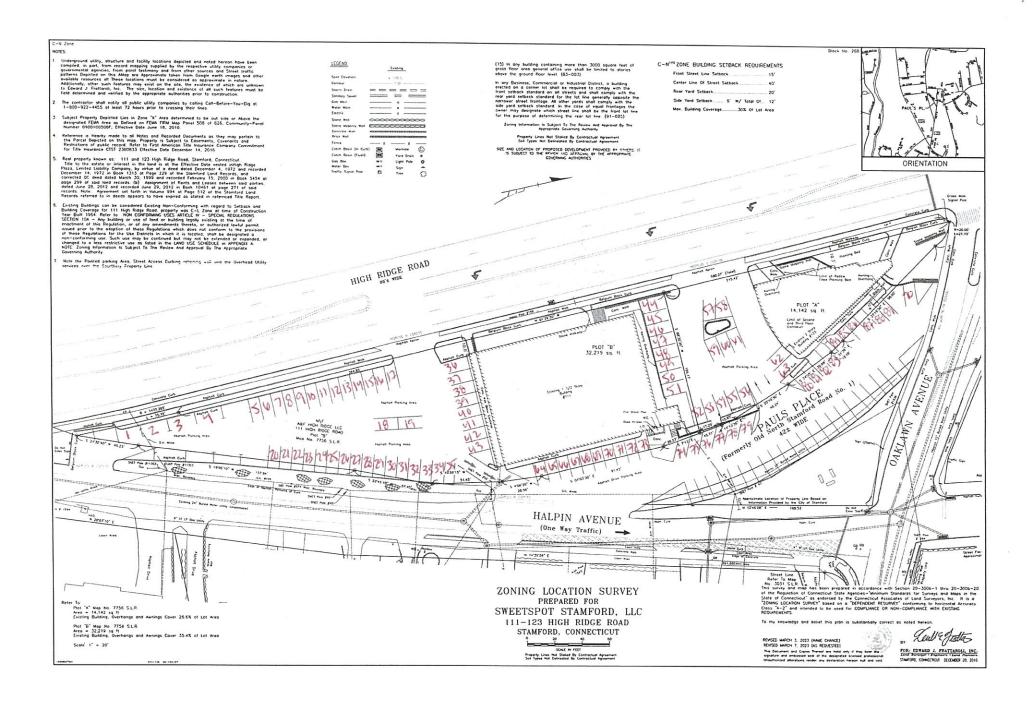
From 8,000 to 40,000 square feet of floor area — one space. From 40,000 to 80,000 square feet of floor area — two spaces. For each additional 80,000 square feet of floor area or major fraction thereof — one additional space.

- 14 Any building existing at the time of the enactment of this regulation which shall hereafter be wholly or partially demolished or destroyed may be reconstructed and/or replaced in a manner so as to occupy the same location and ground area without complying with the provisions in this Section.
- $15-\mathrm{No}$ residential dwelling may be changed or altered to provide for more family units than existed in such building at the time of the enactment of these regulations, unless an off street parking space within 300 feet of the property is provided for each additional family unit included in the changed or altered building.
- 16 Regardless of any other provisions of this section, the requirements for off street parking in a Commercial or Industrial District shall not be greater than the average off street parking per square foot of floor area now provided by any Commercial or Industrial buildings on other lots within 200 feet of said lot in the same block and on the same side of the street existing at the time of the adoption of this sub-section.

Section 13 - Signs and Billboards

- A-No sign, which is illuminated by lighting offlashing, intermittent or varying intensity, shall be erected in any district.
- B-In a Residential (R) District the following non-illuminated signs are permitted on each plot:
- 1 One sign not over ten (10) square feet in area advertising the sale, rental, exchange, lease, construction, repair or other disposal of a building or premises on which such sign is maintained. Such signs shall not be placed in advance of the setback line specified for the district in which the property is located.
- 2 A sign placed not in advance of the setback line and not over two (2) square feet in area announcing the existence of an enterprise permitted on the premises, except that public and religious institutions may have an announcement sign not in advance of the setback line, and not over twelve (12) square feet in area for their own use.
- 3-A sign not over two (2) square feet in area having the name of the occupant of a dwelling or the name of such property is permitted upon the premises so occupied.
- 4 No exterior sign or signs aggregating more than twelve (12) square feet shall hereafter be erected to advertise a non-conforming use which is located on the premises in a Residential District.
- $5-{
 m No}$ sign shall be erected with the top of such sign higher than the eaves line of the building on the property on which such sign is located.
- 6 No outdoor advertising structure shall be erected in a Residential District.





Beginning at a point on the westerly side of High Ridge Road as it now exists with its intersection with the southerly line of Oaklawn Avenue. thence easterly along a curve to the right the radius of which is 18.33 feet a distance of 44.63 feet, thence southeasterly along the southerly line of Oaklawn Avenue, the bearing of which is S 41° 59' 20" E a distance of 58.28 feet, thence along a curve to the left the radius of which is 50.00 feet a distance of 11.40 feet and thence S 55° 03' 00" E a distance of 15.97 feet to the easterly side of Paul's Place, so called, thence along the easterly side of Paul's Place, so called the following courses; along a curve to the right the radius of which is 560.00 feet a distance of 121.65 feet, thence slong a curve to the right the radius of which is 300.00 feet a distance of 65.07 feet, thence along a curve to the right the radius of which is 620.00 feet a distance of 20.27 feet to the westerly line of Halpin Avenue, thence southerly along the westerly line of Halpin Avenue, the bearing of which is S 15° 02'17" W a distance of 140.69 feet southerly along the westerly line of Halpin Avenue, the bearing of which is S 18° 06' 00" W a distance of 34.46 feet, thence northerly along the westerly line of property of High Ridge Plaza the following courses and distances; N 100 30' 10" E a distance of 51.46 feet, N 40 08' 20" E a distance of 28.96 feet, N 1º 03' 30" W a distance of 91.43 feet, N 7º 13' 00" W a distance of 45.77 feet, N 14° 14' 00" W a distance of 10.95 feet, N 20° 10' 30" W a distance of 46.24 feet, N 24° 05' 00" W a distance of 39.08 feet, N 31° 36' 00" W a distance of 12.08 feet, N 33° 19' 50" W a distance of 98.00 feet, thence a curve to the left, the radius of which is 20.00 a distance of 21.10 feet to the point or place of beginning.

Subject to the right, privilege and easement by the City of Stamford, its successors and assigns, to enter upon the above described premises, to maintain, repair, install, construct, operate and/or replace storm and sanitary severs, drainage systems, water mains and other underground utilities, provided that after the completion of such maintenance, repair, installation, construction and operation, during the term of the lease of which this schedule is a part, the City of Stamford, as its own expense, shall restore the land, as nearly as possible, to its then existing condition.

MR, ROSS MOVED for SUSPENSION OF THE RULES so that he could present a second resolution concerning Paul's Place. Seconded and CARRIED.

MR. ROSS said the Planning & Zoning Committee voted to recommend that the following resolution to discontinue Paul's Place as a public highway be adopted and HE SO MOVED. Seconded and CARRIED.

RESOLUTION NO. 992

TO DISCONTINUE PAUL'S PLACE AS A PUBLIC HIGHWAY

Sec. 1. Paul's Place, bounded and described as follows, is hereby declared to be discontinued as a public highway.

Beginning at a point on the westerly side of High Ridge Road as it now exists with its intersection with the southerly line of Oaklawn Avenue, thence easterly along a curve to the right the radius of which is 18.33 feet a distance of 44.63 feet, thence southeasterly along the

southerly line of Osklawn Avenue, the bearing of which is S 41° 59' 20" E a distance of 58.28 feet, thence along a curve to the left the radius of which is 50.00 feet a distance of 11.40 feet and thence S 550 03' 00" E a distance of 15.97 feet to the easterly side of Paul's Place, so called, thence along the easterly side of Paul's Place, so called, the following courses; along a curve to the right the radius of which is 560.00 feet a distance of 121.65 feet, thence along a curve to the right the radius of which is 300.00 feet a distance of 65.07 feet, thence along a curve to the right the radius of which is 620.00 feet a distance of 20.27 feet to the westerly line of Halpin Avenue, thence southerly along the westerly line of Halpin Avenue, the bearing of which is 5.15° 02' 17" W a distance of 140.69 feet southerly along the westerly line of Halpin Avenue, the bearing of which is S 180 06' 00" W a distance of 34.46 feet, thence northerly along the westerly line of property of High Ridge Plaza the following courses and distances; N 10° 30' 10" E a distance of 51.46 feet, N 4° 08' 20" E a distance of 28.96 feet, N 1° 03' 30" W a distance of 91.43 feet, N 7° 13' 00" W a distance of 45.77 feet, N 14' 14' 00" W a distance of 10.95 feet, N 20° 10' 30" W a distance of 46.24 feet, N 24° 05' 00" W a distance of 39.08 feet, N 31° 36' 00" W a distance of 12.08 feet, N 33° 19' 50" W a distance of 98.00 feet, thence a curve to the left, the radius of which is 20.00 feet, a distance of 21,10 feet to the point or place of beginning.

Section 2. The duty, responsibility and cost of the maintenance of the above described roadway shall be and is hereby declared to be transferred to and borne by High Ridge Plaza for the period of and in accordance with the terms and conditions of a lease between the said High Ridge Plaza and the City of Stamford which has this day been approved by this Board.

The City of Stamford, its successors and assigns, reserve a perpetual right, privilege, and easement to enter upon the above described premises, to maintain, repair, install, construct, operate and/or replace storm and sanitary sewers, drainage systems, water mains and other underground utilities, provided that after the completion of such maintenance, repair, installation, construction, and operation, during the term of said lease, the City of Stamford, at its own expense, shall restore the land, as nearly as possible, to its then existing condition.

This resolution shall take effect upon its approval by the Board of Finance,

In response to a question from MR. BLOIS, MR. ROSS said the notice to the public of the sale of the Washington Blvd. property will be appearing in the newspaper in the very near future. He said the delay was caused because of some confusion over which department of the City was supposed to handle the sale. He said that mixup has been clarified and the property will be offered for sale soon.

PUBLIC HOUSING & GENERAL RELOCATION COMMITTEE

MRS. McINERNEY MOVED that the following Sense of the Board resolution concerning the construction of the Clinton Avenue Housing Project for Senior Citizens be adopted. Seconded by Mr. Costello and CARRIED.