

ZONING COMMISSION
125 EAST AVENUE
P.O. BOX 5125
NORWALK, CONNECTICUT 06856-5125

SPECIAL PERMIT APPLICATION

A. APPLICATION INFORMATION (11 copies required)

1. Owner* of record and owner's address

Queens Plaza West, LLC
6 Hren Court
Dix Hills, NY 11746

2. Applicant's Name and Address

Schoolhouse Academy, Inc.
c/o Carlo Schiattarella
957 Rock Rimmon Road
Stamford, CT 06903

3. Address of Property

32 Weed Avenue
Norwalk, CT 06851

4. Assessor's Map No.

6NW

5. District, Block, Lot

5/55/11

6. Zoning District

AAA Residence

7. Master Plan Designation

AAA Residence

8. Land Record Map No.

7293, 8730, 12482, 12522, 13196, 13197

9. List of adjoining property owners and those directly across the street

See Schedule A attached hereto and made a part hereof.

10. Existing Use(s)

Refer to Schedule B attached hereto and made a part hereof.

11. Proposed Use(s)

See Schedule B attached hereto and made a part hereof.

12. **Written legal description of the subject property**
Copy of Special Warranty Deed (Volume 8691 Page 227 NLR) submitted herewith.
 13. **Confirmation of Tax Status**
Submitted herewith.
 14. **Filing Fee**
\$810.00 fee submitted herewith.
- B. SPECIAL PERMIT APPLICATION INFORMATION (4 copies required)**
1. **Aerial Photograph/Photogrammetry (1" = 100' or 1" = 200') one copy required.**
Submitted herewith.
 2. **Site Survey (1" = 30' or 1" = 20') four copies required.**
Refer to "Easement Map Exhibit C for the Declaration of Environmental Land Restriction and Grant of Easement Queens Plaza West, LLC #32 Weed Avenue – Norwalk, CT" dated 1/27/21 prepared by Redniss & Mead. Four (4) copies submitted herewith.
 3. **Project Site and Utility Plans (1" = 30' or 1" = 20') four copies required.**
Refer to "Site Plan – Existing (Drawing No. G103.00)" dated 3/14/22 prepared by Partners for Architecture and "Easement Map Exhibit C for the Declaration of Environmental Land Restriction and Grant of Easement Queens Plaza West, LLC #32 Weed Avenue – Norwalk, CT" dated 1/27/21 prepared by Redniss & Mead. Four (4) copies of each submitted herewith.
 4. **Building Plans, Elevations & Sections (1/8" = 1'0" or larger) four copies required.**
Refer to "First Floor Main & Pool Building Plan (Drawing No. A101.00)," "First Floor Wings Plan (Drawing No. 102.00)," "Second Floor Plan (Drawing No. A103.00)," and "Lower Level & Ground Level Plans (Drawing No. A104.00)" all dated 3/14/22 and prepared by Partners for Architecture, Inc. Four (4) copies of each submitted herewith. No additions or changes to the exterior of the existing buildings so the Applicant seeks a waiver of the requirement to submit elevation drawings. Photographs of the existing buildings will be submitted.
 5. **Additional Information**
 - a. **Lot coverage and parking space computations**
Refer to "Zoning and Building Code Data," "Zoning Analysis" and "Parking Requirement Analysis" set forth on "Site Plan-Existing (Drawing No. G103.00)" dated 3/14/22 prepared by Partners for Architecture. Four (4) copies of each submitted herewith.

- b. **Detailed soil erosion and sediment control plan per Article 112**
Since no new construction or site disturbance is proposed, no soil erosion and sediment control plans are warranted. Hence, the Applicant seeks a waiver of this requirement.
- c. **Gross building area computations by floor (and unit if applicable)**
Refer to “First Floor Main & Pool Building Plan (Drawing No. A101.00),” “First Floor Wings Plan (Drawing No. 102.00),” “Second Floor Plan (Drawing No. A103.00),” and “Lower Level & Ground Level Plans (Drawing No. A104.00)” all dated 3/14/22 and prepared by Partners For Architecture. Four (4) copies submitted herewith.
- d. **Storm drainage computations**
Since no new construction or site disturbance is proposed, no soil storm drainage report or computations are warranted. Hence, the Applicant seeks a waiver of this requirement.
6. **Signs**
No signs are proposed, but the Applicant is aware that should it desire to erect signage, it must obtain zoning and building permits.
7. **Traffic Report (11 copies required)**
Refer to “Traffic Access and Impact Study Schoolhouse Academy 32 Weed Avenue Norwalk, Connecticut” dated March 2022 prepared by Hardesty & Hanover. Eleven (11) copies submitted herewith.

Respectfully submitted this the 17th day of March 2022.

Schoolhouse Academy, Inc.

By: *Carmody Torrance Sandak & Hennessey*
Carmody Torrance Sandak & Hennessey LLP *LLP*
Elizabeth A.B. Suchy, Esq.
1055 Washington Boulevard – 4th floor
Stamford, CT 06901
(203) 425-4200 – phone
(203) 325-8608 – fax
Counsel for the Applicant

**SCHOOLHOUSE ACADEMY, INC.
32 WEED AVENUE, NORWALK, CT
APPLICATION FOR SPECIAL PERMIT
LIST OF ABUTTING PROPERTY OWNERS & THOSE DIRECTLY ACROSS THE STREET
SCHEDULE A**

1.

5/59/59

Linda Glisson Clarkson

79 Weed Avenue

Norwalk, CT 06850

2.

5/59/9

Christopher E. & Allysia J. Matthews

75 Weed Avenue

Norwalk, CT 06850

3.

5/59/22

Eric J. Backman, Trustee of the Eric J. Backman Revocable Trust

73 Weed Avenue

Norwalk, CT 06850

4.

5/55/161

William L. & Sue L. Van Deventer

80 Weed Avenue

Norwalk, CT 06850

5.

5/55/185

Grace Kurche

8 Leslie Lane

Norwalk, CT 06850

6.

5/55/186

Claude M. Harmon & Lynn Sullivan-Harmon

9 Leslie Lane

Norwalk, CT 06850

7.

5/55/194

Jeffrey & Kim Wholey

18 Red Oak Lane

Norwalk, CT 06850

8.

5/55/15

Doreen Rich & David Daniel Rich
35 Huckleberry Drive South
Norwalk, CT 06850

9.

5/55/71

Andrew Spitzer & Julie Belizaire-Spitzer
33 Huckleberry Drive South
Norwalk, CT 06850

10.

5/55/70

Andrew & Alyson Drobnis
31 Huckleberry Drive South
Norwalk, CT 06850

11.

5/55/69

JSD Realty LLC
29 Huckleberry Drive South
Norwalk, CT 06850

Mailing:

19 Spectacle Lane
Wilton, CT 06897

12.

5/55/68

Robert J. Notley & Sheila H. Shaw
27 Huckleberry Drive South
Norwalk, CT 06850

13.

5/55/67

Tomer & Elia Avraham
25 Huckleberry Drive South
Norwalk, CT 06850

14.

5/55/66

Anthony & Tammy Carrano
23 Huckleberry Drive South
Norwalk, CT 06850

15.

5/55/65

Robert & Caryn A. Cornell
21 Huckleberry Drive South
Norwalk, CT 06850

16.
5/55/64
Thomas & Aliko Panagiotidis
19 Huckleberry Drive South
Norwalk, CT 06850

17.
5/55/63
Ronald A. & Brenda E. Koroscil
17 Huckleberry Drive South
Norwalk, CT 06850

18.
5/55/62
Steven M. & Ellen S. Crowley
15 Huckleberry Drive South
Norwalk, CT 06850

19.
5/55/61
Paul N. & Lindsay Florio
11 Huckleberry Drive South
Norwalk, CT 06850

20.
5/55/60
Stephen W. Sears
9 Huckleberry Drive South
Norwalk, CT 06850

21.
5/55/59
Diane Mary Piorkowski, Trustee
7 Huckleberry Drive South
Norwalk, CT 06850

22.
5/55/58
Emanuel E. Owolo
5 Huckleberry Drive South
Norwalk, CT 06850

23.
5/55/57
Nicholas Bogdan Dracea
3 Huckleberry Drive South
Norwalk, CT 06850

24.
5/55/23
Sami Torrealba, Urszula B. Zagaja & Javier Spear Mootz
23 Little Fox Lane
Norwalk, CT 06850

25.
5/55/171
Jacklynn J. Celentano
19 Little Fox Lane
Norwalk, CT 06850

26.
5/55/173
16 Little Fox LLC
16 Little Fox Lane
Norwalk, CT 06850

27.
5/55/170
Michael & Barbara R. Brier
17 Little Fox Lane
Norwalk, CT 06850

28.
5/55/174
Andra & Ernesta Corvino
14 Little Fox Lane
Norwalk, CT 06850

29.
5/55/175
Juan DeChoudens & Diana Chavero
12 Little Fox Lane
Norwalk, CT 06850

30.
5/55/176
Norwalk Land Trust Inc.
12 Little Fox Lane
Norwalk, CT 06850

Mailing:
PO Box 34
Norwalk, CT 06853-0034

31.
5/55/3
Joseph L. & Virginia M. Guimond, Trustees
12 Weed Avenue
Norwalk, CT 06850

Mailing:
2 Belden Avenue #547
Norwalk, CT 06850

32.
5/55/153
Jose R. Leon Ulloa & Nery B. Sanchez-Del-Valle
22 Weed Avenue
Norwalk, CT 06850

33.
5/55/152
Roy W. Harris & Stephanie Kennedy
24 Weed Avenue
Norwalk, CT 06850

34.
5/59/42
Edmund L. Abel, Co-Trustee & Harriet J. Abel, Co-Trustee
29 Weed Avenue
Norwalk, CT 06850

35.
5/55/42
Jocelyn Mokos
20 Douglas Drive
Norwalk, CT 06850

36.
5/59/43
Joseph & Jennifer Valiante
31 Weed Avenue
Norwalk, CT 06850

37.
5/59/58
Petronila Rodriguez & Kervin Ventura
35 Weed Avenue
Norwalk, CT 06850

38.
5/59/44
Maryann Wirth
43 Weed Avenue
Norwalk, CT 06850

39.
5/59/21
Robert W. Anderson & Sue Brotherton
45 Weed Avenue
Norwalk, CT 06850

40.
5/59/12
John & Bridget Barrot
49 Weed Avenue
Norwalk, CT 06850

41.
5/59/7
Daniel & Martha Doyle
51 Weed Avenue
Norwalk, CT 06850

42.
5/59/54
Stephen A. Lanza & Paul J. Lanza, Trustees
57 Weed Avenue
Norwalk, CT 06850

43.
5/59/47
Michael S. & Kathryn D. DiMeglio
59 Weed Avenue
Norwalk, CT 06850

44.
5/59/3
Amy A. Rule & John M. Babcock
61 Weed Avenue
Norwalk, CT 06850

45.
5/59/28
Matthew L. DeGarmo
69 Weed Avenue
Norwalk, CT 06850

46.
5/59/29
William F. & Betsy B. Wrenn
67 Weed Avenue
Norwalk, CT 06850

47.
5/59/23
Eric Przybisiki & Jodi L. Honig
71 Weed Avenue
Norwalk, CT 06850

**SCHOOLHOUSE ACADEMY, INC.
32 WEED AVENUE, NORWALK, CT
APPLICATION FOR SPECIAL PERMIT
NARRATIVE
SCHEDULE B**

I. OVERVIEW

Schoolhouse Academy, Inc. (hereinafter the “Applicant”), is the prospective tenant in the existing Lakota Oaks conference center located at 32 Weed Avenue in West Norwalk, Connecticut, currently owned by Queens Plaza West, LLC. Designated as Lot 11 in Block 55 of the Fifth Taxing District (the “Property”) and zoned Research and Development (RD)¹, the Property is 66.4± acres and is improved with various structures that provide office conference space, meeting rooms, banquet halls, accommodations, and other space. The main, three-story building is 79,000+ sq.ft. and is dedicated to office, conference, and meeting rooms. Another three-story, 57,000+ sq.ft. building has 120± rooms for overnight stays, and the third, 16,500± sq.ft. two-story structure has a fitness center and indoor pool, and other space. Originally constructed in 1982 for GTE as a corporate conference center, the Property has adapted to the needs of the corporate marketplace and with these changing requirements, Queens Plaza West, LLC and prior to it, the Dolce organization, sought and received approvals from the City of Norwalk Planning Commission and Zoning Commission² to amend the City of Norwalk Building Zone Regulations (“zoning regulations”) to modify uses and operation at the Property.

Generally bounded by Weed Avenue to the west, Little Fox Lane to the south, and residentially developed properties to the north and east, the site is improved with 151± on-grade outdoor parking spaces in two (2) surface lots, 42 parking spaces in an existing garage, tennis courts, open fields, 14.4± acres of conservation and other easement areas, pond, drive paths, and assorted trails.

II. PROPOSAL

The Applicant proposes to lease the Property and adaptively reuse all existing buildings to establish a private school for grades pre-kindergarten through grade 12. In the initial three (3) years, the school will provide instruction for pre-K through middle school, with an expected enrollment of 385 students. As the school population continues to grow, high-school grades 9-12 will be added, with total enrollment expecting to reach approximately 650 students after seven (7) years of operation.³ There will not be any child day-care or nursery school program on the Property, and no new structures or additions are proposed. For the school use, 158 parking space are required and 193 are provided.

Generally, the school will follow conventional academic calendar. The school days will be as follows: pre-kindergarten from 9 am to 2 pm, kindergarten through fifth grade from 8 am to 2:45 pm, middle school grades 6-8 from 8:15 am to 3 pm, and high school grades 9-12 from 8:30 am to 3:30 pm. The building will open at 7:30 am to serve breakfast to students, and lunch for all students will be provided onsite, as nutrition is part of the proposed curriculum.

Traditional afterschool enrichment, sports, and other activities are proposed, with all activities concluding around 5 pm daily, with building closure at 5:30 pm weekdays. Although sports such as fencing, volleyball, swimming, and others are contemplated, no organized athletic, competitions, meets or matches or

¹Underlying zoning classification for the property is AAA Residence.

²Until January 2022, the Planning Commission and Zoning Commission were separate entities; these boards were merged into the current Planning & Zoning Commission effective January 11, 2022.

³Full enrollment could be accelerated depending upon program success.

games will be played on the premises, and no athletic fields will be created from existing open space nor will athletic field lights, bleachers or other accessory sports facilities be installed. However, portable goal nets will likely be used, and small playground equipment will likely be installed. Weekend use of the Property would be limited to special gatherings for students and families such as annual science fairs and school performances.

This application is submitted pursuant to §118-310B2(c), as proposed to be amended, and §118-1450 of the Building Zone Regulations of the City of Norwalk (“zoning regulations”). In connection therewith, the Applicant submits that the application complies with the standard for special permit site plan review set forth in §118-1450 as follows:

- (a) Density of use and bulk of buildings. The density of use of the existing building and proposed addition, as well as the bulk of the building will comply with city zoning regulations. The proposed private school will occupy existing space in the existing structures. No new construction or additions to the existing building are proposed, and no outdoor athletic fields or facilities are proposed. (Refer to “Zoning and Building Code Data,” “Zoning Analysis” and “Parking Requirement Analysis” set forth on “Site Plan-Existing (Drawing No. G103.00)” dated 3/14/22 prepared by Partners for Architecture.)
- (b) Stable Traffic Flow. The Applicant submits that site generated traffic shall not adversely affect pedestrian or vehicular safety, conflict with the pattern of highway circulation or increase traffic congestion to a level of service (LOS) considered unacceptable by the commission. The peak hours are weekdays between 7:30 to 8:30 am, weekday mid-afternoon between 2:45 pm and 3:45 pm and late afternoon between 4:30 pm and 5:30 pm. “Results of analyses in an existing and future conditions indicate that the area roadways, which are all STOP sign controlled, except for Fox Run/Little Fox Lane/Redcoat Road signalized intersection, will continue to operate at acceptable Levels of Service during each of the three peak hours included in the analysis.” (“Traffic Impact and Access Study Schoolhouse Academy 32 Weed Avenue Norwalk, Connecticut” [“Traffic Study”] dated March 2022 prepared by Hardesty & Hanover). “The only location that has an existing Level of Service “F” is the westbound approach on Fallow Street at Richards Avenue during the morning peak hour, which is directly related to the adjacent Fox Run Elementary School traffic. Under a future condition with the School in full operation the Level of Service “F” remains, with an increase in average vehicle delay on this westbound approach of 33.4 seconds, all other times this approach [in this] intersection operates at a Level of Service “B” or better.” Finally, no traffic mitigation is necessary and the volume to be added to the Fallow Street/Richards Avenue intersection does not warrant the installation of a traffic signal, according to the Traffic Study.
- (c) Availability of mass transit facilities. There are no Wheels buses that travel in front of or near the Property; the closest stops on Routes 11 & 13 are approximately 1.5± miles from the Property at Norwalk Community College, which would make the use of public transportation infeasible and impractical for the student population to access Schoolhouse Academy. Therefore, students will not use public transit to reach the Property. Instead, students will either be driven to the facility by parents or guardians or be transported in privately hired school buses.
- (d) Availability and compatibility of utilities. The Property is served by city water and sewer.
- (e) Adverse impact from noise, odor, fumes, dust, and artificial lighting. The proposed educational use will not result in adverse impacts from noise, odor, fumes, dust, and artificial lighting. Moreover, although certain limited instructional opportunities will be offered during July and

August, most of the Property will not be in use during summer months since school will not be in session. Furthermore, there will be limited weekend use of the Property.

- (f) Signs of size and design that are in harmony with the neighborhood. Limited signage is permitted for special permit nonresidential uses in a residential zone. The Applicant is aware that separate signage permits are required and should it desire to erect signage, it will secure all required permits for compliant signage.
- (g) Adequacy of yards and open space, screening, and buffering. Yards and open space, screening and buffering comply with city zoning regulations for residential zones. (Refer to "Zoning and Building Code Data," "Zoning Analysis" and "Parking Requirement Analysis" set forth on "Site Plan-Existing (Drawing No. G103.00)" dated 3/14/22 prepared by Partners for Architecture.)
- (h) Impact on neighborhood properties, as compared to uses and structures permitted as a matter of right. The proposed private school is a reasonable adaptive reuse of an existing, mixed-use corporate conference and hospitality center. A city elementary school, Fox Run, exists within one-half (1/2) mile of the property.
- (i) Existing land use in the area. The area surrounding the property is generally developed with single-family residences.
- (j) Proximity of community facilities. Norwalk Community College is located about one (1) mile from the Property; ballfields are located about one-half (1/2) mile from the site at Fox Run School. Retail and other commercial uses are located within a short drive from the Property.
- (k) Compliance with the Zoning Code and Plan of Development, effective December 5, 2019. The proposed uses comply with the zoning code and plan of development.
- (l) Conservation of wetlands, watercourses, and other ecologically viable lands. Wetlands and watercourses exist on the Property, but no activity is planned within the wetland or watercourses, nor within the upland review areas that extend from the wetlands or watercourses. Accordingly, no application has been required to be submitted to or reviewed by the City of Norwalk Conservation Commission. (Refer to "Easement Map Exhibit C for the Declaration of Environmental Land Restriction and Grant of easement Queens Plaza West, LLC #32 Weed Avenue – Norwalk, CT" dated 1/27/21 prepared by Redniss & Mead.)
- (m) No zoning violation exists on the property. There are no known zoning violations on the property.



PARCEL VERIFICATION & TAX CLEARANCE FORM

IN ORDER TO BE APPROVED FOR YOUR BUILDING PERMIT, PLEASE CONFIRM WITH THE ASSESSOR'S OFFICE, ROOM 106, THE CORRECT OWNER, PROPERTY LOCATION, AND DISTRICT, BLOCK, LOT, AND UNIT NUMBER.

SUBSEQUENTLY, BRING THIS FORM TO THE TAX COLLECTOR'S OFFICE, ROOM 105, TO VERIFY PAYMENT OF TAXES. THANK YOU.

**CITY OF NORWALK
OFFICE OF THE ASSESSOR**

DIST-BLOCK-LOT-UNIT : 5-55-11-0
(ORIG. LOT OR MOTHER LOT#) – TO USE FOR TAX CLEARANCE

DIST-BLOCK-LOT-UNIT: _____
(SUBDIVIDED LOT/NEW LOT) – TO USE FOR BLDG DEPT PERMIT

32 WEED AVE

PROPERTY LOCATION: (Where work is to be done)

QUEENS PLAZA WEST LLC

NAME OF PROPERTY OWNER

6 HREN CT ATTN: HAFEEZ CHOUDHARY, DIX HILLS NY 11746-0000

MAILING ADDRESS (incl. City, ST, Zip)

T.A. INITIALS: DFD

**CITY OF NORWALK
OFFICE OF THE TAX COLLECTOR**

THE REAL ESTATE TAXES FOR THE PROPERTY IDENTIFIED ON THIS FORM HAVE BEEN PAID TO DATE AND IN ACCORDANCE WITH PUBLIC ACT NO. 95-320.

A BUILDING PERMIT MAY BE ISSUED FOR THIS PROPERTY.

Hollie Rapp
TAX COLLECTOR/REPRESENTATIVE

PROPERTY TAXES
PAID THRU

JUN 30 2022

TAX COLLECTOR'S OFFICE
CITY OF NORWALK

03/15/2022
DATE ISSUED

Queens Plaza West, LLC

Lou Schulman, chairman
City of Norwalk
Planning & Zoning Commission
125 East Avenue
Norwalk, CT


Re: Schoolhouse Academy – 32 Weed Avenue, Norwalk, Connecticut
Application for Special Permit – proposed private school

Dear Mr. Schulman:

Queens Plaza West, LLC is the owner of real property with the improvements thereon located at 32 Weed Avenue in Norwalk, Connecticut (District 5, Block 5, Lot 11). This letter shall serve as its consent to the filing, processing and presentation of an Application for Special Permit by the law firm of Carmody Torrance Sandak & Hennessey, LLP, for a proposed private school at this property.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,
Queens Plaza West, LLC

By  03-14-22

Hafeez Choudhary, Managing Member

Its _____, duly authorized



INSTR # 2018006198
VOL 8691 PG 227
 RECORDED 06/04/2018 02:11:01 PM
 RICHARD A. MCQUAID
 TOWN CLERK NORWALK CT
 TOWN CONVEYANCE TAX \$80,000.00
 STATE CONVEYANCE TAX \$200,000.00

to The Connecticut
 2007 and recorded
 and Records and as
 lose Condominium
 1, in the amount of
 in Volume 8424 at
 d Loan Association
 the Norwalk Land

After Recording Return to:
 Rosen Law LLC
 216 Lakeville Road
 Great Neck, New York 11020
 Attention: Gary Rosen, Esq.

Special Warranty Deed

BRCP CT Properties, LLC, a Delaware limited liability company ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid in hand to Grantor by QUEENS PLAZA WEST, LLC, a New York limited liability company ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto the Grantee all of Grantor's right, title and interest in and to that certain tract of land located in Fairfield County, Connecticut ("Land") and legally described in Exhibit "A" hereto, together with all improvements thereon and all rights and appurtenances appertaining thereto (herein collectively called the "Property").

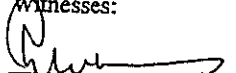
This conveyance is given and accepted subject to the permitted exceptions set forth on Exhibit "B" hereto and to any and all municipal or other governmental zoning laws, regulations and ordinances, if any, affecting the Property (herein called the "Permitted Exceptions").

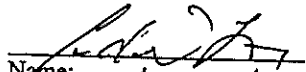
TO HAVE AND TO HOLD the Property and all improvements located thereon, together with all and singular the rights and appurtenances thereto in anywise belonging, subject to the Permitted Exceptions, unto Grantee, its legal representatives, successors, and assigns; and Grantor does hereby bind itself, its legal representatives, successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Permitted Exceptions, unto Grantee, its legal representatives, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise.

If any term or provision of this Deed or the application thereof to any persons or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Deed or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each term and provision of this Deed shall be valid and enforced to the fullest extent permitted by law.

WITNESS THE EXECUTION HEREOF as of the 1 day of June 2018.


Witnesses:


Name: DORA S. CHUNG


Name: ANDREW LAM

Grantor:

BRCP CT Properties, LLC,
a Delaware limited liability company

By: 
Name: Kenneth Reinke
Title: Authorized Signatory

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of _____

On _____ before me, _____
(insert name and title of the officer)

personally appeared _____
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

*Acknowledgment
on following
page.*

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Santa Clara

On 5-22-18 before me, A. Patnaik, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Kenneth Reinke
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies); and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature A. Patnaik
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer - Title(s): _____ Corporate Officer - Title(s): _____
 Partner - Limited General Partner - Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian of Conservator Trustee Guardian of Conservator
 Other: _____ Other: _____
Signer is Representing: _____ Signer is Representing: _____

**Grantee's Mailing Address and
Send Subsequent Tax Bills To:**

Queens Plaza West, LLC
6 Hren Court
Dix Hills, New York 11746
Attention: Hafeez Choudhary

Prepared By:

Alexandra R. Cole
Perkins Coie LLP
131 South Dearborn, Suite 1700
Chicago, Illinois 60603

After Recording Return To:

Rosen Law LLC
216 Lakeville Road
Great Neck, New York 11020
Attention: Gary Rosen, Esq.

Exhibit A

ALL THAT CERTAIN plot, piece or parcel of land, with the building and improvements thereon erected, situated, lying and being in the City of Norwalk, County of Fairfield and State of Connecticut, bound and described as follows:

BEGINNING at a point being the intersection of the easterly side of Weed Avenue with the southerly boundary of land now or formerly of William Van Deventer, said point being at the corner intersection of two stone walls and lying 149.68 feet southerly of an iron pipe, as depicted on Map 12482 on file in the Norwalk Land Records; thence, running generally easterly along a stone wall and said land of Deventer and lands now or formerly of Grace Kurche, J. Thomas & Sons, LLC and Jeanette C. Buchholz, each in part, the following courses and distances; N 77°13'40" E a distance of 181.09 feet and N 81°31'30" E a distance of 57.75 feet and N 80°40'10" E a distance of 39.11 feet and N 79°19'00" E a distance of 61.32 feet and N 46°44'20" E a distance of 6.14 feet and N 71°55'30" E a distance of 393.40 feet and N 71°01'50" E a distance of 173.65 feet and N 72°00'50" E a distance of 106.67 feet and N 56°27'10" E a distance of 97.40 feet to land now or formerly of Timothy S. Plaag & Brenda L. Plaag; thence, generally southerly along the remains of a stone wall and said Plaag and along lands now or formerly of Pierre Jean-Baptiste & Evelyne Jean-Baptiste and Maryann S. Santarsiero & Joseph Santarsiero, Jr. and James E. Balitsos & Olga H. Balitsos and Anton Standeiner & Eleanor Standeiner and Edwin O. Hunting, Jr. & Rita M. Hunting and Helen Flores and Robert & Car Cornell and Estate of Joseph Palumbo and Ronald A. Koroscil & Brenda E Koroscil and Mary Ann Greg and Henry P. Lenzycki & Nora D. Lenzycki and Stephen W. Sears & Sandra T. Sears and Edward Piorkowski & Diane Piorkowski and Emanuel E. Owolo and Carl Sands & Marcia Sands, each in part, the following courses and distances: S 21°36'10" E a distance of 39.92 feet and S 22°46'20" E a distance of 117.16 feet and S 19°42'20" E a distance of 30.93 feet and N 88°32'30" E a distance of 33.81 feet and S 09°10'20" E a distance of 92.90 feet and S 19°54'40" E a distance of 18.06 feet and S 03°19'50" E a distance of 150.48 feet and S 07°19'20" E a distance of 66.30 feet and S 06°00'50" E a distance of 94.86 feet and S 15°35'50" E a distance of 29.57 feet and S 82°59'20" E a distance of 57.34 feet and S 05°09'10" W a distance of 76.39 feet and S 02°54'20" W a distance of 33.74 feet and S 01°41'40" E a distance of 96.64 feet and S 04°58'10" W a distance of 44.78 feet and S 03°21'00" W a distance of 125.83 feet and S 61°27'30" E a distance of 176.30 feet and S 55°40'10" E a distance of 68.71 feet and S 55°01'00" E a distance of 71.60 feet S 58°34'50" E a distance of 96.46 feet and S 47°53'20" E a distance of 57.37 feet and N 50°53'20" E a distance of

4.55 feet and S 49°00'00" E a distance of 118.01 feet and S 85°13'10" E a distance of 11.76 feet and S 24°31'00" E a distance of 108.66 feet and S 10°07'30" E a distance of 26.28 feet and S 29°44'20" E a distance of 12.92 feet and S 14°32'00" W a distance of 8.65 feet and S 41°00'00" E a distance of 45.30 feet and S 45°40'10" E a distance of 18.77 feet and S 38°19'50" E a distance of 68.00 feet and S 38°22'20" E a distance of 27.39 feet and S 52°06'50" E a distance of 30.26 feet and S 52°38'20" E a distance of 24.95 feet and S 38°20'10" E a distance of 31.81 feet and S 29°46'10" E a distance of 52.14 feet and S 40°01'30" E a distance of 39.39 feet and S 49°41'30" E a distance of 33.62 feet and S 43°01'50" E a distance of 23.24 feet and S 68°37'00" E a distance of 25.15 feet and S 63°08'40" W a distance of 61.72 feet and S 48°00'50" E a distance of 45.58 feet and S 33°42'20" E a distance of 18.92 feet and S 52°06'40" E a distance of 45.87 feet and S 47°33'00" E a distance of 33.53 feet and S 46°59'10" E a distance of 56.32 feet and S 37°58'00" E a distance of 33.84 feet and S 21°25'30" E a distance of 53.27 feet and S 02°15'40" E a distance of 72.27 feet and S 10°00'10" W a distance of 57.57 feet and S 18°06'10" W a distance of 69.87 feet and S 19°38'00" W and a distance of 56.17 feet and S 34°01'30" W a distance of 39.71 feet and S 39°42'40" W a distance of 60.75 feet to the northerly side of Little Fox Lane; thence, generally westerly along said Little Fox Lane and along a stone wall bounding lands now or formerly of Norman A. Roberts & Mary Ann Roberts and George Miesenbock II and Gabrielle J. Fontaine, each in part, the following courses and distances: S 80°26'07" W a distance of 60.47 feet and S 80°38'05" W a distance of 248.16 feet and S 83°30'25" W a distance of 350.51 feet and N 15°25'55" W a distance of 16.98 feet and S 76°59'45" W a distance of 197.83 to a point; thence, continuing along a stone wall and said Fontaine S 10°53'25" E a distance of 47.82 feet and S 06°45'55" E a distance of 70.97 feet to land now or formerly of Virginia Guimond; thence, along said Guimond S 80°18'12" W a distance of 432.82 feet to land now or formerly of Carl Pace & Margaret Pace; thence, along said Pace N 29°14'53" W a distance of 91.39 feet to land now or formerly of Michael J. Davies & Katherine B. Davies; thence, along said Davies N 03°34'53" W a distance of 277.28 feet and N 81°09'23" W a distance of 235.00 feet to the easterly side of Weed Avenue; thence, generally northerly along said Weed Avenue the following courses and distances: N 01°49'47" E a distance of 63.22 feet and N 01°23'50" E a distance of 89.34 feet and N 02°55'52" E a distance of 116.12 feet; thence, along a tangent clockwise curve the radius of which is 3,982.00 feet and the central angle of which is 00°48'05" for an arc distance of 55.69 feet; thence, along a nontangent bearing of N 06°18'00" E a distance of 277.52 feet; thence, along a tangent anti-clockwise curve the radius of which is 385.00 feet and the central angle of which is 15°40'31" for an arc distance of 105.33 feet to a point of non-tangency with an anti-clockwise curve the radius of which is 358.00 feet and the central angle of which is 15°07'30" for an arc

distance of 94.51 feet; thence, along a tangent bearing of N 22°37'00" W a distance of 13.87 feet and N 19°42'10" W a distance of 33.73 feet and N 21°05'56" W a distance of 80.00 feet and N 23°30'25" W a distance of 118.04 feet and N 22°37'00" W a distance of 335.85 feet; thence, along a tangent anti-clockwise curve the radius of which is 346.00 feet and the central angle of which is 19°12'06" for an arc distance of 115.96 feet; thence, along a tangent bearing of N 41°49'06" W a distance of 288.64 feet; thence, along a tangent clockwise curve the radius of which is 295.00 feet and the central angle of which is 02°56'14" for an arc distance of 15.12 feet to a point of non-tangency with a clockwise curve the radius of which is 582.00 feet and the central angle of which is 12°35'48" for an arc distance of 127.95 feet to a point of non-tangency with a clockwise curve the radius of which is 295.00 feet and the central angle of which is 00°31'47" for an arc distance of 2.73 feet; thence, along a tangent bearing of N 13°21'06" W a distance of 158.58 feet to the Point of Beginning.