

John D. Josel, Esq
197 Cedarwood Road
Stamford, CT

2/5/13

State of Connecticut
Department of Energy and Environmental Protection
Mr. Kenneth Collette
79 Elm Street
Hartford, CT 06106-5127

Re: Application # 201207377-KB
Applicant Waterfront-Magee, LLC (a/k/a) "BLT" (Building Land Technology)
Proposed Boatyard Construction

Mr. Collette,

In anticipation of tomorrow's site walk and public hearing I am providing you with photographs (on USB memory stick, enclosed) which I will probably be using in my presentation.

I am also enclosing a copy of the cease and desist order issued by the Stamford Zoning Board against BLT for violations of Zoning Regulations, the conditions of General Development Plan, and the Coastal Management Act, regarding the demolition of the Yacht Haven West boatyard/Marina, and imposing substantial fines. In the application for the proposed boatyard, Form: Applicant Compliance Form. P1 E. BLT failed to state that such an order had been issued as required.

I am also providing a copy BLT's application to the Stamford Building Department for construction of a foundation of a 25,000 sq.ft. "Office Building" on the Magee Ave. site; enclosed also, the permit issued by the Department. BLT has started construction on the site (see, pictures labeled "Construction Area" on the memory stick provided, which will be evident on the site walk. In it's application BLT failed to state that construction had started, as required. Part III: Project Information, par. 11 (a-e).

Finally, in anticipation of inclement weather, I would be happy to provide you with long underwear.

Sincerely,



John D. Josel, Esq..

RECEIVED

FEB 05 2013

DEPARTMENT OF ENVIRONMENTAL PROTECTION
OFFICE OF ADJUDICATIONS



INSTR # 2012019027
 VOL 10482 PG 349
 RECORDED 07/24/2012 01:48:46 PM
 DONNA M LOGLISCI
 CITY & TOWN CLERK STAMFORD CT
 BLOCK

25, 87, 89, 95, 96

IN RE: Strand/BRC Group LLC : CITY OF STAMFORD
 100 Washington Blvd, Suite 200 : OFFICE OF ZONING ENFORCEMENT
 STAMFORD, CT 06902 : July 16, 2012

NOTICE OF ZONING VIOLATION - ORDER TO CEASE AND DESIST

TO: Strand/BRC Group LLC
 100 Washington Blvd, Suite 200
 STAMFORD, CT 06902

AS ZONING ENFORCEMENT OFFICER OF THE CITY OF STAMFORD I HEREBY NOTIFY YOU, AS FOLLOWS:

1. Section 6-40-19 of the City of Stamford Charter (1987) concerns zoning enforcement and provides that the Zoning Enforcement Officer shall enforce all planning and zoning ordinances and regulations.
2. Article V, Section 16A of the Zoning Regulations of the City of Stamford concerns "Administration and Enforcement". It provides:

It shall be the duty of the Zoning Enforcement Officer, as authorized in Section 558 of the City charter (1977) to enforce the provisions of these Regulations and make such orders and decisions as may be necessary to carry out the intent thereof.

3. Article V, Section 16B of the Zoning Regulations concerns "Enforcement and Penalties". It provides:

The Zoning Enforcement Officer, as authorized, may institute any appropriate action or proceedings to prevent the unlawful erection, construction, reconstruction, alteration, repair or conversion of any building or structure, or the unlawful use of land, to restrain, correct or abate such violations, to prevent occupancy of said building, structure or land, or to prevent any illegal act, conduct, business or use in or about the premises. Whenever such acts shall be in contradiction to the provisions of these Regulations, penalties shall be as provided by the General Statutes.

4. Section 8-12 of the Connecticut General Statutes concerns the procedure to be followed in the event of a zoning violation. It provides:

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DEPARTMENT OF ENVIRONMENTAL PROTECTION
 OFFICE OF ADJUDICATIONS

If any building or structure has been erected, constructed, altered, converted or maintained or any building, structure or land has been used, in violation of any provision of this chapter or of any bylaw, ordinance, rule or regulation made under the authority conferred hereby, any official having jurisdiction, in addition to other remedies, may institute an action or proceeding to prevent such unlawful erection, construction, alteration, conversion, maintenance or use or to restrain, correct or abate such violation or to prevent the occupancy of such building, structure or land or to prevent any illegal act, conduct, business or use in or about such premises.

5. Section 9-J-4-d of the Stamford Zoning Regulations states that if a site contains a viable water dependent use that such use shall be retained. This ordinance mirrors similar language in the Connecticut Coastal Management Act.

6. Section 22a-108 of the Connecticut General Statutes concerns the procedure to be followed in the event of a violation of the Coastal Management Act. It provides in part:

Violations. Any activity within the coastal boundary not exempt from coastal site plan review pursuant to subsection (b) of section 22a-109, which occurs without having received a lawful approval ... or which violates the terms or conditions of such approval, shall be deemed a public nuisance.

Municipalities shall have the authority to exercise all enforcement remedies legally available to them for the abatement of such nuisances including, but not limited to, those under Section 8-12.

7. Strand/BRC Group LLC is the record owner of the premises located at Dyke Lane and at the foot of Washington Blvd as described in Ex. A (deed recorded June 25, 2005 in the Stamford Land Records at Vol 8121 pages 39-47), and also referred to as the 14 acre boatyard, in Stamford, Connecticut, and hereinafter referred to as the "premises". The premises are in a flood plain and were occupied by a boatyard known as Brewer's Yacht Haven Boatyard and Marina. The boatyard was the last in Stamford and likely the largest - and one of only a few remaining -- in the Northeast. It had lifts for hauling boats, full repair service and winter storage.

8. The aforesaid premises are located within the municipal coastal area boundary, which requires approval of a Coastal Site Plan review by the Stamford Zoning Board, as well as the South End Redevelopment District-South (SRD-S). Both require an application for Coastal Site Plan Review before any alterations to the property, including the disturbance, removal or deposition of any soils is undertaken.

9. Strand/BRC Group LLC does business with an address at 100 Washington Blvd, Suite 200, Stamford, CT 06902.

10. The Stamford Zoning Board approved an application by a predecessor in title to Strand/BRC Group LLC for a General Development Plan (GDP) which was recorded on the Stamford Land Records (Vol. 14118 Page 0001; Map No. 14118). Condition #7 of the approved GDP states as follows:

Phase I Final plan submittal shall include conceptual plans to improve and insure the continued operation of the 14 acre boatyard as a working boatyard and full service marina. Unless specifically approved by the Zoning Board and any required state and federal authorities, there will be no reduction in any current capacity, facilities, uses or services, insuring the continued operation of this important water dependent use for so long as the balance of the SRD-S Zoning Tract derives any benefits of the General Development Plan approval, as may be amended.

11. The premises are located in the South End Redevelopment South District (SRD-S). This design district seeks to give highest priority and preference to water-dependent uses and to the protection and encouragement of existing and new water-dependent uses. It was enacted to protect the Brewer's Yacht Haven Boatyard and Marina and to promote new public access opportunities.

12. The General Development Plan for Harbor Point, initially approved on June 25, 2007 (Appl. 206-57) and amended on June 2, 2008 (Appl. 208-05), authorizes a total development of 3,000 residential units and 512,000 square feet of commercial use on each of nineteen numbered development blocks (C1 – C8, S1 – S4 and P1 – P6). The boatyard property is shown as an unnumbered parcel and labeled "Maintain Existing Boat Storage Operations".

13. The 14 acre boatyard property was included within the SRD-S zone to establish additional development value of 700 +/- residential units coupled with the requirement that all of this development value be transferred to other non-flood prone sites within the Harbor Point development, to remove all redevelopment incentive and to preserve the existing boatyard and marina operations.

14. Strand/BRC Group LLC purchased the 14 acre boatyard with knowledge of zoning regulation 9-J-4-d and Condition #7 of the GDP that requires the maintenance of the boatyard.

15. Strand/BRC Group LLC in mid December 2011 secured a demolition permit and proceeded to remove all ten (10) buildings from the boatyard property, substantially completing demolition by January 23, 2012.

16. Strand/BRC Group LLC has terminated the boatyard use and dismantled the physical infrastructure necessary to conduct such use, without notice to the Zoning Board of the intent to re-establish the boatyard.

17. The Zoning Board by resolution dated January 23, 2012, ordered Strand/BRC Group LLC to cease all construction activities on the boatyard property and to perform no alterations to the property, including removal or deposition of any soils, until the Zoning Board has received and approved an application pursuant to Section 9-J-4-d of the SRD-S regulations and an application for Coastal Site Plan Review, and to submit a plan to "reestablish a working boatyard/marina", as required by the Harbor Point zoning approval.

18. On March 5, 2012 Strand/BRC Group LLC stated that it would submit a comprehensive site plan to re-establish a working boatyard/marina within one hundred twenty (120) days (July 3, 2012).

19. On March 9, 2012 Strand/BRC Group LLC submitted a Coastal Site Plan Review application (CSPR-909) to establish an interim boatyard facility for a 2.2 acre portion of the original boatyard property to be maintained and operated until such time as plans are approved for a comprehensive full service boatyard/marina on the property. CSPR-909 was subsequently approved by the Zoning Board on April 2, 2012 pursuant to a public hearing.

20. On May 21, 2012, the Zoning Board by resolution again restated the same preambles as in January 23, 2012 and stated that the Harbor Point development, absent an approved comprehensive site plan to reestablish the mandated comprehensive full service boatyard/marina, continues to be out of compliance with the approved General Development Plan (Condition #7), and stated that the Zoning Board would request a Cease and Desist Order be issued to ensure compliance with the approved General Development Plan (Condition #7), if a comprehensive site plan for a full service boatyard/marina is not filed with the Zoning Board by **June 29, 2012**.

21. At its meeting on July 3, 2012, the Zoning Board noted that no comprehensive site plan for a full service boatyard/marina was filed with the Zoning Board by **June 29, 2012**.

22. The violations of Section 8-12, Zoning Regulation Section 9-J-4-d of the SRD-S regulation, the Coastal Management Act, and Condition #7 of the GDP approved on June 25, 2007 and amended on June 2, 2008 (Appl. 208-05, which required that the 14 acre boatyard would be continued as a working boatyard and full-sized marina) are as follows:

Termination of the lease of the boatyard operator, Yacht Haven West by October 31, 2011

Demolition and removal of all ten (10) buildings from the boatyard property, removing the boatyard and its facilities by January 23, 2012

Conducting the demolition and removal of these structures without a Coastal Site Plan Review application or permit.

Failure to submit a comprehensive site plan to re-establish a working boatyard/marina within the time limit of June 29, 2012.

23. You, Strand/BRC Group LLC, are therefore ordered and directed by me as Zoning Enforcement Officer of the City of Stamford, pursuant to the powers vested in my office by the statutes of the State of Connecticut and the charter, laws and ordinances of the City of Stamford, **TO CEASE AND DESIST WHOLLY IN THESE VIOLATIONS BY SUBMISSION OF A COMPREHENSIVE SITE PLAN TO RE-ESTABLISH A WORKING BOATYARD/MARINA WITHIN 10 DAYS OF RECEIPT OF THIS NOTICE, HOWEVER DELIVERED.**

24. Your failure or refusal to comply immediately with the aforesaid order will render you liable for the fines, penalties and sanctions set forth in Section 8-12 of the Connecticut General Statutes which include but are not limited to:

- a. A court issued injunction prohibiting you from continuing the aforesaid violation.
- b. A fine of \$250 per day for your willful violation hereof.
- c. A civil penalty of \$2,500 should your violation continue for more than 10 days from the date of this order.
- d. Attorney's fees and costs incurred in bringing an action against you for willful violation of the law and this order. You may also be liable for other damages available under Connecticut law.

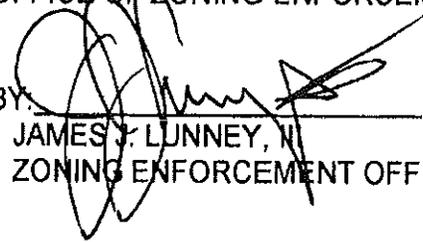
25. Your failure or refusal to comply immediately with the aforesaid order will render you liable for the fines, penalties and sanctions set forth in Coastal Area Management Act, and in particular, Section 22a-108 and 22a-106a of the Connecticut General Statutes, which include but are not limited to:

- a. A court issued injunction prohibiting you from continuing the aforesaid violation.
- b. A fine of \$1000 per each offense, and each day's continuance thereof shall be deemed to be a separate and distinct offense.
- c. Attorney's fees and costs incurred in bringing an action against you for violation of the law and this order. You may also be liable for other damages available under Connecticut law.

26. You are put on notice that a copy of this Cease and Desist order will be placed on the Stamford Land Records and sent to applicable federal and state agencies that are involved in pending applications concerning the premises.

Dated this 16th day of July, 2012.

THE CITY OF STAMFORD
OFFICE OF ZONING ENFORCEMENT

BY: 
JAMES J. LUNNEY, II
ZONING ENFORCEMENT OFFICER

25

INS 19-# 200506292 VOL 08-24-P-6 00-2 RE-60 66/22/2005 08:55:47 AM
DONNA M LOGISCI CLERK TOWN CLERK STAMFORD CT

DEED

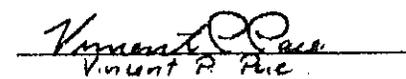
THE CONNECTICUT LIGHT AND POWER COMPANY, a specially chartered Connecticut corporation with offices in Berlin, Connecticut, WESTERN MASSACHUSETTS ELECTRIC COMPANY, a Massachusetts corporation with offices in Springfield, Massachusetts, and HOLYOKE WATER POWER COMPANY, a Massachusetts corporation with offices in Springfield, Massachusetts (collectively the "Grantors"), for the consideration of a valuable sum in Dollars received to their full satisfaction from THE STRAND/BRC GROUP, LLC, a Connecticut limited liability company with offices at c/o Arthur Collins Sr., 2001 West Main Street, Suite 175, Stamford, CT 06902 (the "Grantee"), do give, grant, bargain, sell and convey without covenants of title to THE STRAND/BRC GROUP, LLC, its successors and assigns forever, the two parcels of land and appurtenant rights that are located in the City of Stamford, County of Fairfield and State of Connecticut, as described in Schedule A attached hereto and made a part hereof, subject to those matters as listed in Schedule B attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto the said Grantee and its successors and assigns forever.

IN WITNESS WHEREOF, THE CONNECTICUT LIGHT AND POWER COMPANY, WESTERN MASSACHUSETTS ELECTRIC COMPANY, and HOLYOKE WATER POWER COMPANY, acting herein by Roger C. Zaklukiewicz, their Vice President - Transmission Technical Support, hereunto duly authorized, have caused their names be signed this 20th day of June, 2005.

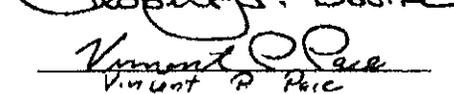
Signed and delivered in the presence of:

THE CONNECTICUT LIGHT AND POWER COMPANY


Robert S. Baine

Vincent P. Rice

By Roger C. Zaklukiewicz
Roger C. Zaklukiewicz
Its Vice President - Transmission
Technical Support

WESTERN MASSACHUSETTS ELECTRIC COMPANY


Robert S. Baine

Vincent P. Rice

By Roger C. Zaklukiewicz
Roger C. Zaklukiewicz
Its Vice President - Transmission
Technical Support

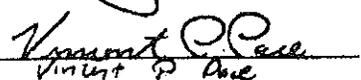
[W1359354:2]

~~Book 8124/Page 30~~

~~Page 1 of 0~~

A

HOLYOKE WATER POWER COMPANY


Vincent P. Rose

Vincent P. Rose

By Roger C. Zaklukiewicz
Roger C. Zaklukiewicz
Its Vice President - Transmission
Technical Support

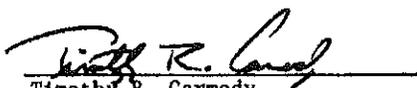
STATE OF CONNECTICUT)

) ss: Berlin

June 20, 2005

COUNTY OF HARTFORD)

Personally appeared Roger C. Zaklukiewicz as Vice President - Transmission Technical Support of THE CONNECTICUT LIGHT AND POWER COMPANY, signer of the foregoing instrument, and acknowledged the same to be the free act and deed of said corporation, and his free act and deed as such Vice President - Transmission Technical Support, before me.


Timothy R. Carmody
Commissioner of the Superior Court
~~Notary Public~~
My Commission Expires: _____

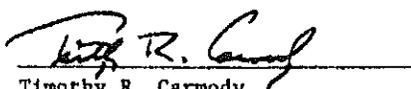
STATE OF CONNECTICUT)

) ss: Berlin

June 20, 2005

COUNTY OF HARTFORD)

Personally appeared Roger C. Zaklukiewicz as Vice President - Transmission Technical Support of WESTERN MASSACHUSETTS ELECTRIC COMPANY, signer of the foregoing instrument, and acknowledged the same to be the free act and deed of said corporation, and his free act and deed as such Vice President - Transmission Technical Support, before me.


Timothy R. Carmody
Commissioner of the Superior Court
~~Notary Public~~
My Commission Expires: _____

{W1359354;2}

- 2 -

~~Book 8121 / Page 40~~

~~Page 2 of 9~~

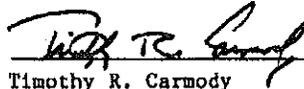
STATE OF CONNECTICUT)

) ss: Berlin

June 20, 2005

COUNTY OF HARTFORD)

Personally appeared Roger C. Zaklukiewicz as Vice President - Transmission Technical Support of HOLYOKE WATER POWER COMPANY, signer of the foregoing instrument, and acknowledged the same to be the free act and deed of said corporation, and his free act and deed as such Vice President - Transmission Technical Support, before me.



Timothy R. Carmody
Commissioner of the Superior Court
Notary Public
My Commission Expires: _____

{W}359354;2}

- 3 -

~~Book 8424 / Page 44~~

~~Page 3 of 5~~

Schedule A

First Parcel

South Parcel (14 Acres)
Stamford, Connecticut

All that certain piece or parcel of land, together with the buildings and improvements thereon, situated off Dyke Lane in the City of Stamford, County of Fairfield and State of Connecticut, being more particularly bounded and described as follows:

Beginning at a point on the southerly line of land now or formerly of Ponus Yacht Club, Inc. at its intersection with the easterly side of the twenty-five (25) foot Right-of-Way described in Book 363, Page 281 and depicted on Map 932 of the Stamford Land Records (SLR) said point being the following seven (7) courses from the intersection of the westerly side of Dyke Lane with the northerly side of land now or formerly of the City of Stamford and commonly known as "Bateman Way;"

running along said City of Stamford S 59° 28' 56" W a distance of 16.55 feet;

S 79° 37' 06" W a distance of 48.00 feet;

S 59° 28' 56" W a distance of 164.15 feet;

S 69° 49' 00" W a distance of 33.43 feet;

S 20° 33' 54" E a distance of 82.90 feet to the northerly side of land now or formerly of Ponus Yacht Club, Inc.;

running thence along said Ponus Yacht Club, Inc. S 69° 26' 06" W a distance of 218.00 feet to the aforesaid easterly side of the twenty-five (25) foot Right-of-Way;

running thence along said Right-of-Way S 19° 34' 54" E a distance of 99.57 feet to the Point of Beginning;

running thence along said southerly side of Ponus Yacht Club, Inc. and along waters of Stamford Harbor-Long Island Sound, each in part, N 69° 10' 48" E a distance of 118.54 feet and S 20° 48' 47" E a distance of 2.27 feet and N 69° 28' 26" E a distance of 58.585 feet to the northeasterly corner of a bulkhead;

running thence along said bulkhead the following six (6) courses:

S 14° 11' 03" E a distance of 74.686 feet;

S 04° 57' 51" W a distance of 76.606 feet;

S 01° 29' 36" W a distance of 66.654 feet;

{W1359334;2}

- 4 -

~~Book 0121/ Page 42~~

~~Page 4 of 9~~

State of Connecticut

SS: Stamford July 16, 2012

County of Fairfield

Then and there, by virtue hereof, the Original,
Notice of Zoning Violation – Order to Cease and Desist

I made service on the with named
Strand / BRC Group, LLC

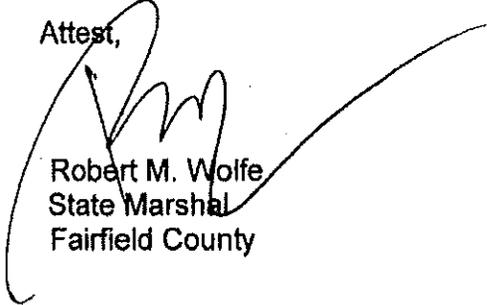
On July 16, 2012, I made service on **Strand / BRC Group, LLC** by leaving a true and attested copy of the Original Notice of Zoning Violation – Order to Cease and Desist, with my doings thereon endorsed,

In the hands of,
David Waters, Strand / BRC Group, LLC, 100 Washington Blvd., Suite 200, Stamford, CT

One such Copy for each of the within named.
The within and foregoing is the Original Notice of Zoning Violation – Order to Cease and Desist, with my doings thereon endorsed.

Process	30.00
Travel	4.00
Copies	14.00
Endors	.80
Serv.	0.20
Sec.	0.00
Post	<u>0.00</u>
Total	49.00

Attest,



Robert M. Wolfe
State Marshal
Fairfield County

APPLICATION FOR BUILDING PERMIT
BUILDING INSPECTION BUREAU
CITY OF STAMFORD

(Note: All questions must be answered. If material does not apply, mark "none")
 The undersigned hereby applies for permission to Consistent Foundation

The same to be in all respects in accordance with the laws and building regulations of the State of Connecticut and City of Stamford, and as set forth in the accompanying drawings and specifications in so far as the same shall be found not to conflict with the aforesaid State and City laws and building regulations.

Permit No. P2012 0288 Grand List Card No. 004 X080 Lot No. _____ Date: 4/20/12

Estimated Cost: 850,000 Fee: 13,600 Job Site Address: 205 Magee Avenue

Contractor License No. MCO. 0902726 Investigation Fee: None

Applicant: Richard Woolley Address: 100 Washington Blvd

Owner of Land: Waterfront - Magee LLC Address: 100 Washington Blvd

Owner of Building: " " Address: " "

Tenant: N/A Address: _____

Architect: EDI Address: 51 E 12th St. New York, NY

General Contractor: BIT Management LLC Address: 100 Washington Blvd

For additional information call: Richard Woolley Area Code: 203-644-1590

BUILDING CODE REQUIREMENTS FOR ONE & TWO FAMILY DWELLINGS ONLY

New Bldg. () Detached Structure () Addition () Alteration () Hgt: _____ Stories _____ Ft.

Dimensions of Bldg.: Length: _____ Width: _____ Total Sq. Ft. _____

Type of Construction: _____ Floor Live Load: _____ Lbs/Sq. Ft. _____

Present or Former Use: _____ Proposed Use: _____

Sewer System: Sanitary Sewer () Septic System ()
 Water System: Water Co. () Well ()

ADDITIONAL INFORMATION FOR MULTI-FAMILY AND COMMERCIAL BUILDINGS ONLY

New Bldg. () Detached Structure () Addition () Alteration () Reduce to Core ()

Use Group: B5-201 Separated: _____ Non Separated: _____ Type of Construction: B

Special Stipulation & Conditions: None

Sprinklers: Yes No Occupancy Load: 226 Floor Live Load: _____ Lbs/Sq. Ft.

Allowable Area Per Floor: _____ Bldg. Area Per. Floor: _____

Allowable Height: _____ Stories: _____ Feet Bldg. Height: _____ Stories: _____ Ft

If Application is for Tenant Space: _____ Sq Ft.: Located on Floor (s) _____

Threshold Bldg.: _____ Number of Units: _____

Handicap Accessibility: _____ Number of Handicap Units: _____

The laws and building regulations of the State of Connecticut and City of Stamford shall at all times have precedence over drawings and specifications. Anything contrary to said laws and regulations that may at any time appear in drawings and specifications, or in the as executed, shall be corrected without delay upon the receipt of due notice from Building Inspector. The granting of a permit for the proposed work shall not be assumed or construed any right or permission to do anything contrary to the laws and regulations aforesaid, under any circumstances whatsoever.

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FEB 05 2013

Signature of Owner
Richard Woolley
 Address: 100 Washington Blvd

Signature of Applicant
[Signature]
 Address: 100 Washington Blvd

DEPARTMENT OF ENVIRONMENTAL PROTECTION
 OFFICE OF ADJUDICATIONS

Rev. May 14, 2008

(Red Seal)
BP-2012-0277

(For Office Use Only)

FEE: \$ 13,600.00
 COST: \$ 850,500.00
 DATE: 4.27.2012

FOR BUILDING PERMIT

FOR: Foundation only

Type of Const. IB Use Group B

505 AFFIDAVIT REQUIRED
 Cond. N/A

Location 205 Maple

Owner: Robert M. Mays, LLC

Address: 100 Washington Blvd
 Stamford CT

Application: _____
 Expeditor: N/A
 Address: N/A

Architect: DSI Architects

Contractor: BE Management

Total Sq Footage: 24,516

Foundation Permit # _____

Code Official: _____

ROLL 1/1P 150 FOLD ()

Reviewed by: _____
 Date: 4.28.2012

(For Office Use Only)
BUILDING PERMITS

5202

- 101 One - family house, detached _____
- 102 One - family house, attached _____
- Bldg. Sitings _____ Units _____
- 103 Two - family house _____
- 104 Three - family house _____
- 105 Multi - family (five or more) _____
- No. of Bldgs. _____ Units _____
- 433 Added units to dwellings _____
- Existing _____ Added _____
- 434 Additions to dwellings _____
- 434 Alterations to dwellings _____
- 438 Garages (residential) _____
- 429 Pools _____
- 328 Accessory Bldgs _____
- Foundation _____
- Excavation _____
- Fence _____
- 324 Business Bldg. _____
- Type _____
- 320 Industrial Bldg. _____
- 327 Mercantile Bldg. _____
- 318 Theatres _____
- 320 Schools _____
- 319 Church _____
- Elevator _____
- 437 Add. To Com'l. Bldg. _____
- 437 Alter. To Com'l Bldg. _____
- Other _____
- Coastal Site Plan (Review) _____
- Coastal Site Plan (Exempt) _____
- Bedroom(s) Added: _____
- Bathroom(s) Added: _____

Permit:	\$ <u>13,600.00</u>
State Tax:	\$ <u>201.00</u>
CO FEE:	\$ <u>75.00</u>
TOTAL:	\$ <u>13,876.00</u>

AFFIDAVIT

STATE OF CONNECTICUT)
) : Stamford this day of 20
 COUNTY OF FAIRFIELD)

I, the undersigned, being duly sworn, hereby make this affidavit and say:

1. I am the agent of the Owner - Lessee of the building or structure proposed work - all set forth in the Application for Building permit.

2. The proposed work is authorized by the owner in fee and the undersigned is authorized by the owner in fee to make the Application for Building Permit.

Personally appeared _____ who made oath to the truth of foregoing before me.

Notary Public
 My Commission expires: _____

CITY OF STAMFORD

BP-20 12-0288

BUILDING BUREAU

SWO #: 20 _____

DEPARTMENT APPROVAL FOR BUILDING PERMIT

Owner's Name: Waterfront Mgmt LLC ^{BLT} Address: 100 Washington Blvd

Gen. Contractor: BLT Management Address: 100 Washington Blvd

Architect: EBI Architects ^{LTA} Address: 51 East 12th St, New York, NY

Job Address: 205 Moxey Ave Location: Stamford CT

Permission to: CONSTRUCT FOUNDATION FOR OFFICE BUILDING

1) Owner Applicant or Contractor is was a City of Stamford Employee or Official

2) No Building Permit will be issued until the following signatures are obtained with reference to above mentioned project

Required (✓) N/A ()

Assessor's Office: H/O 004-4080

Lot#: 6 List#: 0000357

Card#: W016 Date: 4/17/12

(✓) () Tax Collector: Tax Dept. Cleared

() (✓) Construction Waste Recycling: _____

(✓) () Zoning: TJA 4/26/2012

(✓) () Constal Management: (Zoning Board) CSPR-510 Permit 7 file 4/20/12

(✓) () Envir. Prot: Al Velazquez 4/25/12

() (✓) Flood Plain: Zone X / AE-6' 2 Velazquez 4/25/12

(✓) () Fire Marshal: Thomson 4/13/2012

() (✓) Health Dept: _____

() (✓) Housing Code: _____

() (✓) Traffic Dept: _____

(✓) (✓) Engineering Dept: [Signature] 4/25/12

Is Street Closing Permit Required? () Yes (X) No
Furno, Prince JEE 4/17/12
GOD, CC-101
7022/215 4/21/12

() (✓) D.O.T.: _____

(✓) (✓) W.P.C.A.: Christine J. Capone 3/30

(✓) () Building Official: _____

Upon securing the required signatures, return this document to the Division of Building Inspection, City of Stamford.

Director of Operations: _____

By: _____

Robert D. DeMarco
Chief Building Official

Date: _____

CITY OF STAMFORD, CONNECTICUT

Building Department
888 Washington Blvd.
Stamford, CT 06901

CITY OF STAMFORD, CONNECTICUT

Building Department
Inspections, Permitting & Code Compliance

Inspection Line: (203) 977-6600 (X-1581)
Questions: (203) 977-5700
Fax Number: (203) 977-1163
WebSite: www.cityofstamford.org

BLT MANAGEMENT, LLC
100 Washington Blvd.
Stamford, CT 06902

Building Permit
BP-2012-0288

PARCEL	
Parcel Id.	004-4080
Card	W 016
Lot	A
Owner	Waterfront-magee Llc
Location	LOT A Magee Avenue (aka 205 Magee)

Building Permit Issued On 04/26/2012

APPLICATION	
Application id	76764
Dated	4/26/2012
Applicant	BLT MANAGEMENT, LLC
Job Category	437 Other
Use Group	s202
Const. Type	1B
Fee Type	Commercial
Dwelling Type	foundation
Units Now	
Units To Be	
Est. Cost	\$850,000.00

Application for Building Permit is Approved and the permission is hereby granted to perform the following work:
FOUNDATION ONLY!

At - LOT A MAGEE AVENUE (AKA 205 MAGEE)

By Contractor - BLT MANAGEMENT, LLC License Number - 0902726

Robert D. Demarco
Chief Building Official

PAYMENT SUMMARY

Invoice#	Due Date	Fee Description	UseGrp	Rate	Est. Cost	Fee Due	Tax Due	Date Paid	Check#	Fee Paid	Tax Paid
72958	04/26/2012	Permit Fee	S202	C16	850,000.00	13,600.00	221.00	04/26/2012	389	13,600.00	221.00
72959	04/26/2012	COA Residential	S202	F75	0.00	75.00	0.00	04/26/2012	392	75.00	0.00
BALANCE: \$0.00					TOTAL DUE: \$13,896.00			TOTAL PAID: \$13,896.00			

NOTE 1. Permit is void if work is not started within six (6) months of issuance and permit will also become void if work is suspended for six (6) months after it has commenced.

2. This permit may be Revoked by the City of Stamford upon violation of any of its rules and regulations.