

A certain tract or parcel of land, together with the buildings and all other improvements thereon, if any, situated on the northerly side of Black Ash Road in the Town of Montville, County of New London and State of Connecticut and being more particularly shown as Lot 1 on a certain map or plan entitled "Title: Record Resubdivision Map Land Now Or Formerly Of Pachaug Capital LLC Black Ash Road & Old Colchester Road Montville, Connecticut Date: August 22, 2023 Scale: 1" = 100' Sheet: 3 of 10 Dwg. No.: 3 Bennett & Smilas Associates, Inc. 415 Killingworth Road, P.O. Box 241 Higganum, Connecticut 06441 Phone (860) 345-4553 Fax (860) 345-3858" which premises is more particularly bounded and described as follows:

Beginning at an iron pin to be set in the northerly line of Black Ash Road at the southwesterly corner of the herein described tract and on the dividing line between the herein described tract and Lot 2 as shown on the above referenced plan; thence running North 07°43'43" East for a distance of 267.09 feet to an iron pin to be set; thence running North 82°16'17" West for a distance of 570.36 feet to an iron pin to be set, the last two (2) courses being bounded northwesterly and southwesterly by Lot 2 as shown on the above referenced plan; thence running North 17°03'43" East for a distance of 443.07 feet bounded northwesterly by land now or formerly of 100 Waterfall, LLC to a drill hole found at a stone wall corner at Connecticut Grid Coordinates N 730609.24, E 1155462.65; thence running South 70°51'01" East for a distance of 217.49 feet along a stone wall to a drill hole found; thence running South 71°06'32" East for a distance of 234.50 feet along a stone wall to a drill hole found; thence running South 73°08'44" East for a distance of 81.28 feet along a stone wall to an iron pin to be set, the last three (3) courses being bounded northeasterly by land now or formerly of Pine Ridge Estates Homeowners Association as shown on the above referenced plan; thence running South 07°43'43" West for a distance of 602.93 feet bounded southeasterly by Lot 3 as shown on the above referenced plan to an iron pin to be set; thence running North 82°16'17" West for a distance of 25.00 feet bounded southerly by Black Ash Road to the iron pin to be set at the point and place of beginning.

Said premises is conveyed subject to a conservation easement granted or to be granted to the Town of Montville, the location of which is depicted as "Conservation Easement Lot 1" on the hereinbefore referenced resubdivision plan, and which conservation easement area is more particularly bounded and described as follows:

Beginning at a drill hole found at a stone wall corner at the northwesterly corner of the hereinbefore described tract at Connecticut Grid Coordinates N 730609.24, E 1155462.65; thence running South 70°51'01" East for a distance of 217.49 feet along a stone wall bounded northeasterly by land now or formerly of Pine Ridge Estates Homeowners Association to a drill hole found; thence running South 11°13'15" East for a distance of 416.72 feet to a point in the northeasterly line of Lot 2 as shown on the above referenced plan; thence running North 82°16'17" West for a distance of 420.36 feet bounded southwesterly by Lot 2 as shown on the above referenced plan to an iron pin to be set; thence running North 17°03'43" East for a distance of 443.07 feet bounded northwesterly by land now or formerly of 100 Waterfall, LLC to the drill hole found at the point and place of beginning.

Said premises is conveyed together with a right of way for all purposes over and across a strip of land lying southerly of the southerly line of the hereinbefore described premises and northerly of

the northerly line of Black Ash Road, which right of way shall terminate at such time as said strip of land is conveyed to the Town of Montville for highway purposes.

Said premises is conveyed together with all of the rights, benefits, privileges and easements, but subject to the obligations and servitudes contained in that certain Declaration of Joint Driveway Easement and Maintenance Agreement, Lots 1 and 3 Black Ash Estates Resubdivision by Pachaug Capital LLC dated _____, 2024 and recorded or to be recorded in the Montville Land Records.

Said premises is conveyed subject to easements, restrictions and agreements as of record appear, building and building line restrictions, any and all provisions of municipal ordinances including planning, zoning and inland wetland regulations of the Town of Montville, Connecticut, public or private law, and taxes to the Town of Montville, Connecticut on the List of October 1, 2023 and thereafter coming due.

Reference is hereby made to a Warranty Deed from Zachary Wood to Pachaug Capital LLC dated May 23, 2023 and recorded in Volume 694, Page 291 of the Montville Land Records.